

LETTER OF INTENT  
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Conditional Use

## **Gas Station**

2702 East Washington Avenue

Proposed by

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## STATEMENT OF RATIONALE (MARKET)

This submittal is the redevelopment of the existing gas station. This will allow us to remove a burnt out structure, and build a new larger mix use station, while also improving all finishing and landscaping.

## FEASABILITY

With the fire damage to the existing structure, this gives the new owner the opportunity to improve all areas for this location. The larger structure allows for more needs for patrons. And the improved finishes and landscaping adds to the improvements that have been made on East Washington Avenue.

## PROJECT DESCRIPTION

The new building will have 2,000 square feet. This will include an office, convenience store, and small walk-up take out restaurant. The convenience store will be typical with shelves of grocery and dry goods, and reach in coolers.

## POTENTIAL IMPACTS (AMENITIES)

This redevelopment will help with the station's future needs, as well as make improvements to landscaping, parking, trash collection, maintenance, and access. The new structure will enhance the streetscape for East Washington. Most of the existing infrastructure will remain, including the canopy structure, in-ground tanks, street curbs and driveway access. The existing pedestal sign will be relocated.

## NEIGHBORHOOD CONTEXT (DENSITY)

With the improvements that have made along East Washington, this will be a timely update. Especially since Union Corners is sitting vacant. It will be important to continue these kinds of infill projects for Madison's gateway entrance.

## OPEN SPACE

This redevelopment will increase and improve the landscaping significantly. The structure will have landscaping adjacent to it. The largest landscaped areas will be used to buffer the station from the adjacent neighborhood. Behind the new station is a large structure that serves as a communications equipment facility.

## PARKING AND ACCESS

Five stalls will be provided, with one stalls meeting ADA requirements. All stalls will be 9'-0" by 18'-0". The access to the pumps is being improved to not block any cars in. We will also have generous drive aisles around the pump area for easy flow.

## MANAGEMENT

It will be managed by the owner, who has several locations throughout the city and surrounding area. Their main office will be located at this site.

## BIKE PARKING

With the improved landscaping, we will have locations for 7 bikes located near the entrance.

## GENERAL DESIGN STANDARDS – PHASE II

### Architectural Design

The structure will have a metal and masonry exterior with aluminum windows. The front elevation has a two story entrance to break up the building mass and provide for a clear entrance. The base of the structure will use 12" by 24" rock face masonry up to the bottom of the storefront windows. There will be brick for the full height, with a metal band at the top.

### Utilities

All utility service within the proposed development will be provided underground. We will be able to reuse the existing laterals to the site. See utility plan.

### Storm Drainage

All storm water for the structures will drain to East Washington Avenue. We will extend the existing catch basin into the site to provide improved interior drainage. The rest of the drainage will be flow to the curb outlet on East Washington.

### Site Lighting

The design of all site lighting will be coordinated to complement the site design and architectural character of the building. We will reuse the canopy that is there now. There is new street lighting at the entrance.

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

### Signs

The existing sign will be relocated.

### Service Area

Trash collection will be located near the building in a planter with additional screening using a wood fence to match the one that is at the property line.

### Landscaping

The landscaping plan will be developed to provide easy maintenance, yet add significant interest.

### Walkways

All walkways will be constructed of concrete to match existing sidewalks. The new sidewalk will connect East Washington to Kedzie Street, running past the main entrance to the new building.

### Parking Areas

We will have 5 parking with one meeting ADA requirements for van accessibility.