

Letter of Intent

The following document outlines the Conditional Use and Demolition Request Submittal for "The Hub at Madison II", an exciting new mixed-use, residential development.

Total Building Square Footage: 445,027 gross square feet

Proposed Uses:

Retail: 8,740 square feet
Gilman Street Flex: 2,992 square feet
(Retail, Commercial or Residential)
Residential: 348 units
830 total beds

Parking:

Automobile: Required: 0 stalls
Supplied: 136 stalls (13 flex spaces)
Moped: Required: 0 stalls
Supplied: up to 78 flex stalls
Bike: Required: 508 stalls Residential Stalls (assumes all flex space as residential)
10 Retail Stalls (assumes all flex as retail)
Supplied: 408 stalls in general parking area
200 stalls in units (credit of 100 bike parking stalls)

Loading: 1 off-street loading stall

Lot Coverage:

Green Roof 3,324 square feet (minimum)
University Avenue Open Area: 971 square feet

Conditional Use & Demolition Request

Zoning Map Amendment: Conditional Use (UMX)
Building in excess of 20,000 square feet
Reduction to one loading dock

Demolition Request: 435 West Gilman Street

Project Information

Project Name

The Hub at Madison II

Applicant

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Design Team

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Existing Conditions

Address/Existing Use	Surface Parking/Vacant
510 University Avenue	First floor: Retail
435 West Gilman	Second Floor: 8 Residential Apartments
Parcel Identification Numbers:	
510 University Avenue	0709-232-0116-8
Aldermanic District:	District 4
	Alder Mike Verveer
Neighborhood Association:	State Langdon Neighborhood Association
Alder/Neighborhood Notification:	December 1, 2014
Legal Description:	See Exhibit A
Lot Area:	.97 acres
Existing Zoning:	Urban Mixed Use
Downtown Plan:	State Street District
	Downtown Mixed Use
Comp. Plan Designation:	State Street District
Development Schedule:	Fall 2015 Construction Start
	14-18 Month Construction Period
	Target Opening: August 2017
Downtown Height Map:	12 Story Maximum
Downtown Stepback:	
University/Gorham:	15' stepback above 4 Floors
Gilman:	15' stepback above 4 Floors

Site Photos



Site Photos (Continued)



Site Photos (Continued)

