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08.19.15

Letter of Intent for Proposed Major Alteration to Previously Approved Conditional Use

800 North Block East Washington Avenue (Block 143)
802, 854 East Washington Avenue

Project name: The Galaxie Phase II

Katherine Cornwell
Planning Division Director
Madison Municipal Building, LL 100
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Ms. Cornwell:

Please consider this our formal letter of intent for a major alteration to a previously approved conditional use for the 800N East Washington site, hereafter referred to as the “Galaxie”.

Project Summary:

The previously approved Project involves construction of a new mixed use development on a City owned portion of the former Don Miller properties.

The 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.

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.

This request for an alteration to the previously approved Conditional Use involves the addition of approximately 48 residential units on the east (Paterson), a rooftop deck/garden, and modifications to the Paterson commercial elevations.



History:

The Don Miller properties have been identified by the City of Madison as an important gateway to the Downtown District and planning initiatives have been implemented for the Capitol Gateway Corridor, including the BUILD plan, the Tenney-Lapham Neighborhood Plan, and Urban Design District 8.

Overall Project Objectives:

- 1: A 24 hour destination and district centerpiece providing uses and services necessary for the continued reinvigoration of the neighborhood and District.
- 2: Provide a long term sustainable and livable development designed for multimodal transportation options
- 3: Provide additional employment opportunities for the City
- 4: Set precedents for future development along the corridor and City.
- 5: Contribute to the reinvigoration of Breese Stevens Field
- 6: Provide construction employment and long term professional employment in the corridor
- 7: **Benefits to Neighborhood**
 - Additional Housing options
 - Additional walkable commerce options

ZONING:

Site is currently zoned TE (Traditional Employment)

Conditional Use requests were previously made and approved for the following uses in the TE District:

(28.065)

-Height above 5 stories/68 feet

(Per Table 28-F1)

-Food and Related Goods sales

Proposed Use: *55,000 s.f. full service Festival Foods Grocery Store*

-Outdoor display

Proposed Use: *Approx. 1300 s.f. of Seasonal Display of perishable products as an accessory to the Grocery Store along East Washington and Livingston*

-Outdoor eating area associated with food & beverage establishment

Proposed Use: *Approx. 1000 s.f. of 2nd floor rooftop seating area at the intersection of Livingston and East Washington*

-Market garden

Proposed Use: *3rd floor Rooftop Farm. See attached Management Plan*

-General Retail

Proposed Use: *Ground Floor locations on East Washington (2200 s.f.) and Paterson (1000 s.f.)*

-Vehicle access sales and services windows

Proposed Use: *To serve one of the General Retail spaces*

-Dwelling Units in Mixed-Use Buildings

Proposed Use: *Rental Apartment and Owner-Occupied units*

-Live-Work Units

Proposed Use: *At corner of Mifflin and Livingston*

-Parking facility, private

Proposed Use: *Internal parking structure for use by Customers, residents, employees, guests and limited special event functions. See attached Management Plan*



-Development within 200 feet of a City-owned park (Breese Stevens Field and Reynolds Field)

Proposed Use: *Mixed-use development*

ADHERENCE TO ADOPTED PLANS AND GUIDELINES

The use and massing of the proposed alteration are consistent with adopted planning guidelines (UDD 8, TLNA plan and Capitol Gateway Corridor plan).

Compliance with other provisions of UDD 8, TE zoning District, and TLNA Plan are illustrated in the attached submittal set.

The apartment tenant market for the proposed alteration are individuals who would be attracted to the proximity to the Downtown District, the Tenney-Lapham neighborhood collective and ease of access to the Dane County Regional Airport and other multi-modal transportation options. Also included in the demographic are empty nesters who wish to remain in a centrally located area in their City.

A request for Tax Incremental Financing will be made by the developer for this Phase of the project concurrent with the Conditional Use alteration submittal.

Project Program:

The component of the alteration is as follows:

- Approx. 48 additional apartment units at East Paterson Street.
- Outdoor balconies at all units.
- Rooftop Terrace overlooking Breese Stevens field for residents and the public on a reservation basis.
- Access to the units will be from Paterson Street and from the interior of the parking structure.
- Materials will be consistent with the approved Conditional use for Phase I of the Galaxie.

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 Parking

Parking for the units will be provided by using the previously approved parking structure stalls and reconfiguring use times and stalls designated for the commercial tenants and providing additional community car locations.

We have found that evening/overnight shared parking between the commercial and residential uses has been successful at the Constellation.

Viewshed:

The proposed project complies with adopted Planning documents with respect to height and setbacks. Because of this, views of the Capitol from Reynolds Park will be unobstructed by this project.

Pedestrian Access:

Paths at the perimeter of the site 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, and a work station. 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.

Previous correspondence with B-Cycle representatives had indicated a preference for a B-Cycle location at Breese Stevens Field, however it does not appear as though that location is feasible, so we are working with B-Cycle to locate on the 800N block.

Sustainability:

- High density Brownfield developments served by existing infrastructure and public transit routes are the best solution to use existing resources and slow urban sprawl. This project will benefit the community and region by sparking additional development and business opportunities in an underutilized Corridor.
- The site is accessible by multiple bus, car and bicycle paths and is adjacent to the E. Mifflin bike boulevard.

Public Transportation Access- Existing and Proposed

Current Bus Routes that serve the area:

East Washington:

Routes 6, 14, 15, 25, 29, 27, 56, 57.

Johnson/Gorham:

Routes 2, 5, 9, 10, 27, 28.

Jenifer/Williamson Street:

Routes 3, 4, 10, 38.

- A BRT stop is proposed near the intersection of East Washington and N. Paterson Street.
- A B-Cycle stop will be located in the project at a location to be determined.
- High efficiency toilets and faucets installed throughout
- Construction waste managed carefully for recycling
- Low-VOC products used for flooring, paint, adhesives
- Green roof features at courtyard and roof-top patio
- On site parking for Community Car and solar powered electric car charging stations are being pursued.



- Location scores high in walkability index much of the downtown and most of the east isthmus is accessible with a 15 minute walk.
- Green roofs and usable outdoor space
- LEED Silver Equivalency or greater level to determined through approval processes
- Minimal construction waste
- Minimal land disturbance
- Green roof installations
- Accessible bike parking and access
- Covered bike parking
- Energy Star appliances
- Provide private and semi private outdoor space for all tenants
- Utilization of materials that have post-consumer content and are easily recycled/repurposed
- Water source heat pump central system
- Ability to repurpose parking structure at a future date
- Low or no maintenance exterior cladding

LEED:

Silver equivalency or greater will be achieved. This is a function of best building practices as well as an avenue to earn bonus stories per UDD 8.

APARTMENT UNITS:

Apartment units will consist of a combination of 1 bedroom-3 bedroom units.

Features of the Units are as follows:

- 9'-8" clear ceiling height
- Floor to ceiling windows providing natural light and passive solar gains
- Shared and private outdoor space
- Efficient heating and cooling systems and high performing building envelope
- Stainless appliances
- Granite countertops
- Solid core wood doors
- Sustainable Flooring options
- Laundry facilities will be provided in each unit.

SCHEDULE:

Proposed Project Schedule:

11.01.14- Galaxie Phase I commences construction

11.01.15- Galaxie Phase II commences construction

Phase I and Phase II Project completion and occupancy: **07.31.16**

Project Team:

Owner/Developer:

Gebhardt Development

222 North Street

Madison, WI 53704

608.245.0753



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Architect/Project Manager:

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Structural Engineer:

Fink Associates, Madison, WI
Carl Fink, P.E.

Civil Engineer:

Professional Engineering, LLC
818 N. Meadowbrook Lane
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Attn.: Roxanne Johnson, P.E., LEED AP
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Landscape Architect:

Design Studio, etc.
608.286.9474
Attn.: Garret Perry, ASLA, LEED AP
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General Contractor:

Tri-North

Aldermanic District 2:

Ledell Zellers

Tenney-Lapham Neighborhood Association

Patty Prime, President
Patrick Heck, Chair of Development Committee

Project Breakdown:

Structured Parking- Approx. 703 stalls
Retail/Commercial space- Approx. 115,000 s.f.
Full Service Grocery Store- Approx. 55,000 s.f.
Rental Apartments- Approx. 192,024 s.f.

Land Use Summary:

The subject site is not located in a mapped environmental corridor.
Public Utilities and Services: This property is served by a range of urban services, including Metro Routes 6, 14, 15, 25, 29, 27, 56, 57. with a stop near the intersection of N. Paterson and East Washington.



The existing bus stop will remain in use throughout the duration of construction. A bench or other seating area will be provided for bus riders as part of the Landscape amenity package.

Additionally, a BRT stop is proposed for the site, with additional infrastructure associated with those improvements to be designed and funded separately from this proposed development.

Amenities:

- Private and public outdoor space- private balconies, rooftop terraces
- Public Rooftop Terrace on 10th floor. 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



UNITS FLOOR AREA CALCULATION SCHEDULE

Story	Number	Usage	NET Area	GROSS Area
4th floor residential				
	401	2 br / 2 bath	1 269	1 412
	402	1 br / 1 bath	629	701
	403	1 br / 1 bath	628	701
	404	1 br / 1 bath	629	701
	405	1 br / 1 bath	629	701
	406	1 br / 1 bath	629	701
	407	1 br / 1 bath	656	738
	408	1 br / 1 bath	686	754
	409	3 br / 2 bath	1 199	1 351
	410	1 br / 1 bath	661	729
	411	1 br / 1 bath	627	699
	412	2 br / 2 bath	1 263	1 401
			9 505 sq ft	10 589 sq ft
5th floor residential				
	501	2 br / 2 bath	1 269	1 412
	502	1 br / 1 bath	629	701
	503	1 br / 1 bath	628	701
	504	1 br / 1 bath	629	701
	505	1 br / 1 bath	629	701
	506	1 br / 1 bath	629	701
	507	1 br / 1 bath	656	738
	508	1 br / 1 bath	686	754
	509	3 br / 2 bath	1 199	1 351
	510	1 br / 1 bath	661	729
	511	1 br / 1 bath	627	699
	512	2 br / 2 bath	1 263	1 401
			9 505 sq ft	10 589 sq ft
6th floor residential				
	601	1 br / 1 bath	760	857
	602	1 br / 1 bath	629	701
	603	1 br / 1 bath	628	701
	604	1 br / 1 bath	629	701
	605	1 br / 1 bath	629	701
	606	1 br / 1 bath	629	701
	607	1 br / 1 bath	656	738
	608	1 br / 1 bath	686	754
	609	1 br / 1 bath	769	858
	610	1 br / 1 bath	661	729
	611	1 br / 1 bath	627	699
	612	1 br / 1 bath	1 106	1 215
			8 409 sq ft	9 355 sq ft
7th floor residential				
	701	1 br / 1 bath	760	857
	702	1 br / 1 bath	629	701
	703	1 br / 1 bath	628	701
	704	1 br / 1 bath	629	701
	705	1 br / 1 bath	629	701
	706	1 br / 1 bath	629	701
	707	1 br / 1 bath	656	738
	708	1 br / 1 bath	686	754
	709	1 br / 1 bath	769	858
	710	1 br / 1 bath	661	729
	711	1 br / 1 bath	627	699
	712	1 br / 1 bath	1 106	1 215
			8 409 sq ft	9 355 sq ft
			35 828 sq ft	39 888 sq ft



AREA ANALYSIS

Story	Usage	NET Area	GROSS Area
4th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	769	525
		11 301 sq ft	12 332 sq ft
5th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	9 505	10 589
	USABLE OPEN SPACE	2 288	1 142
		12 820 sq ft	12 949 sq ft
6th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	2 395	1 367
		11 831 sq ft	11 940 sq ft
7th floor residential			
	COMMUNICATION & ACCESS	1 027	1 218
	RESIDENTIAL	8 409	9 355
	USABLE OPEN SPACE	1 927	999
		11 363 sq ft	11 572 sq ft
Roof Deck			
	COMMUNICATION & ACCESS	418	519
	OTHER USAGE	1 272	1 629
	USABLE OPEN SPACE	4 693	4 693
		6 383 sq ft	6 841 sq ft
		53 698 sq ft	55 634 sq ft
		ft	ft

* USABLE OPEN SPACE ADDED

END

Respectfully Submitted,

Otto Gebhardt III

Gebhardt Development