

TLNA STEERING COMMITTEE MEETING

4/20/2017

700 East Johnson Street



700 E JOHNSON ST - 700 E Johnson LLC
Tenney-Lapham Neighborhood



Kahler Slater

Recent Revisions

- Reduced the footprint of building for greater offset from Livingston Street neighbors
- Reduced the height of the buildings
- Reduced the mass of the buildings
- Increased the articulation at the street and rear yard
- Developed additional differentiation in materials, colors and details.
- Identified additional buildings to save and restore
- Added more existing moderately priced housing stock
- Clarified mezzanine with City staff – 3-story building
- Eliminated balconies at mezzanine level
- Met with City to coordinate streetscape design, increasing terrace and walk.
- Committed to undergrounding overhead power lines
- Revised parking flow on lower level per City request.
- Revised family housing from 10% to 15%
- Provided additional bona fide affordable housing

Restoration on Site

751 East Johnson

745 East Johnson

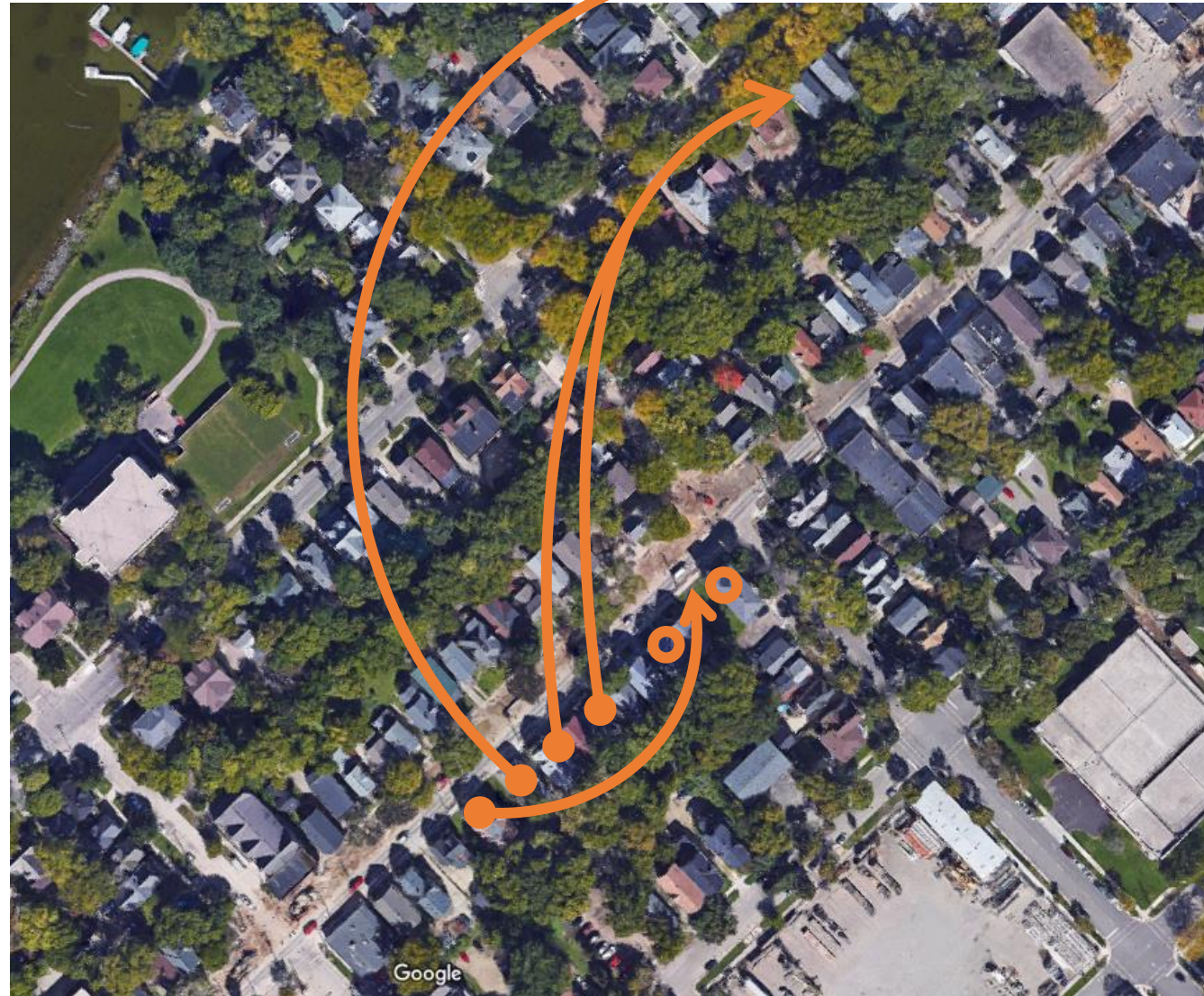
Restoration & Relocation

727 to 749 E. Johnson

737 to 943 E. Dayton

739/741 to 827 E. Gorham

743 to 827 E. Gorham



to 943 E. Dayton

Restoration on Site



751



727 Relocated

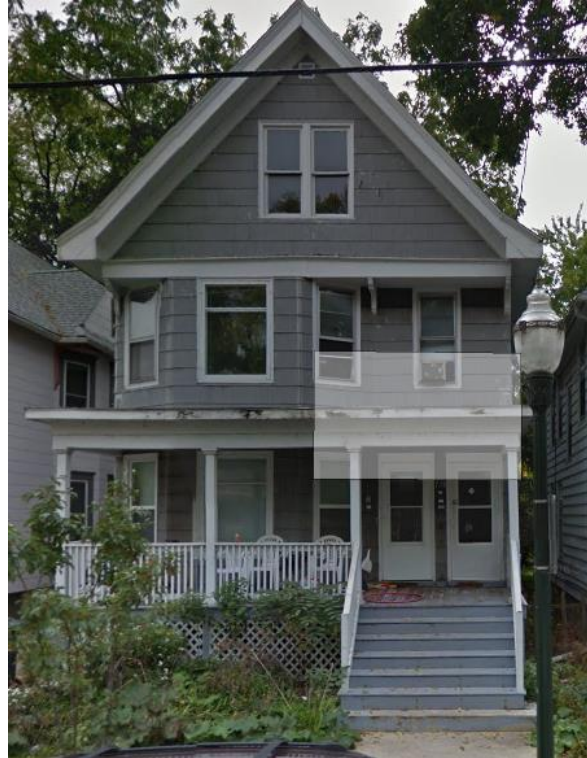


745

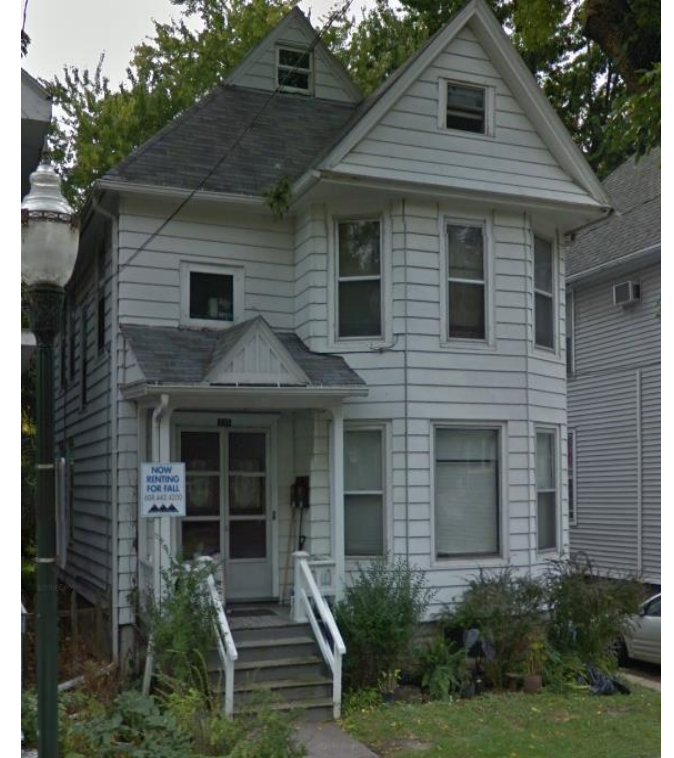
Restoration & Relocation



743



739/741



737



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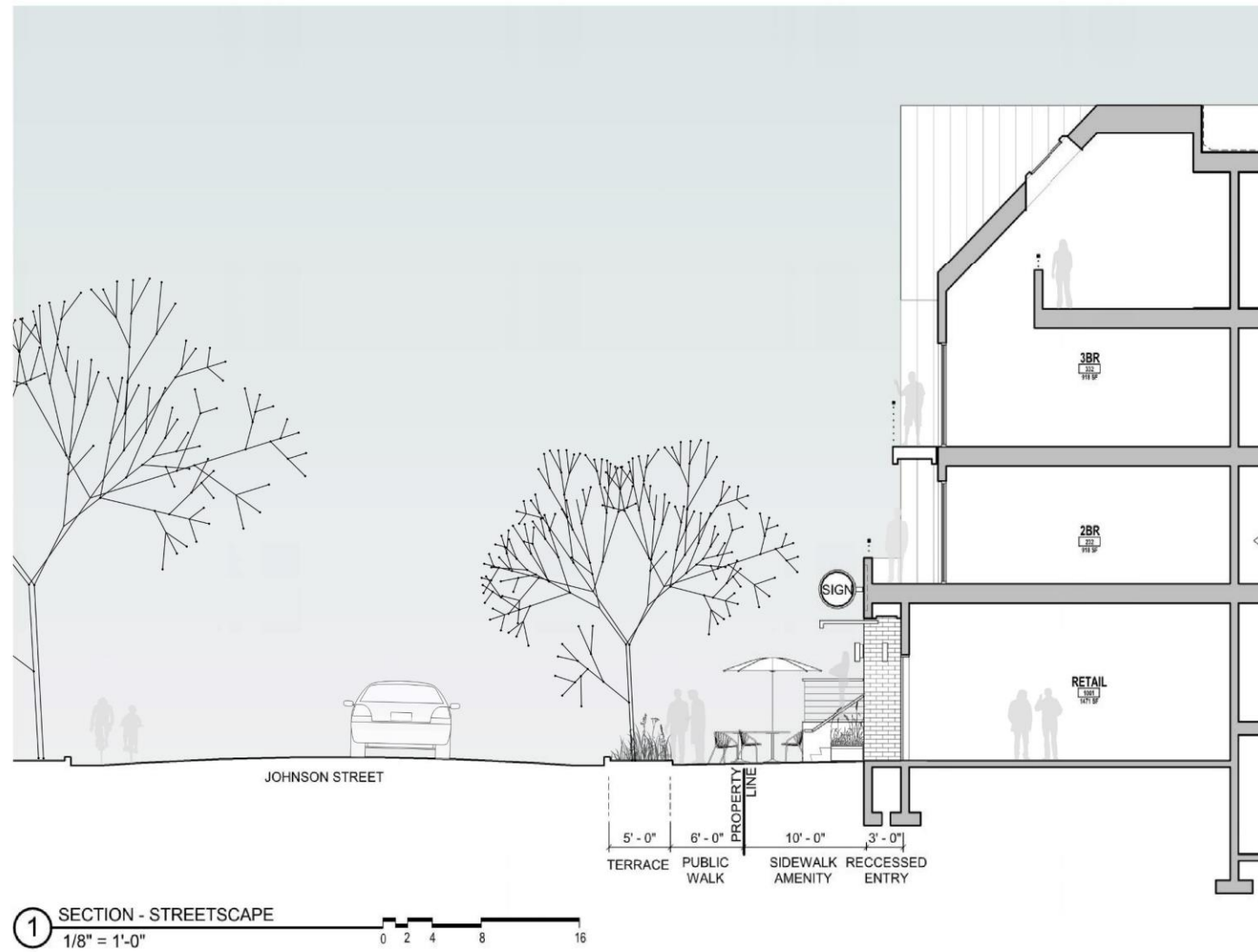
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UrbanAssets

Kahler Slater





JOHNSON ST ELEVATION



REAR ELEVATION



700 E JOHNSON ST - 700 E Johnson LLC
Tenney-Lapham Neighborhood



MASONRY MODULAR BRICK
STACK BOND
CHAMPAGNE



EQUITONE FIBER CEMENT PANEL
GRAY TONES



STANDING SEAM METAL



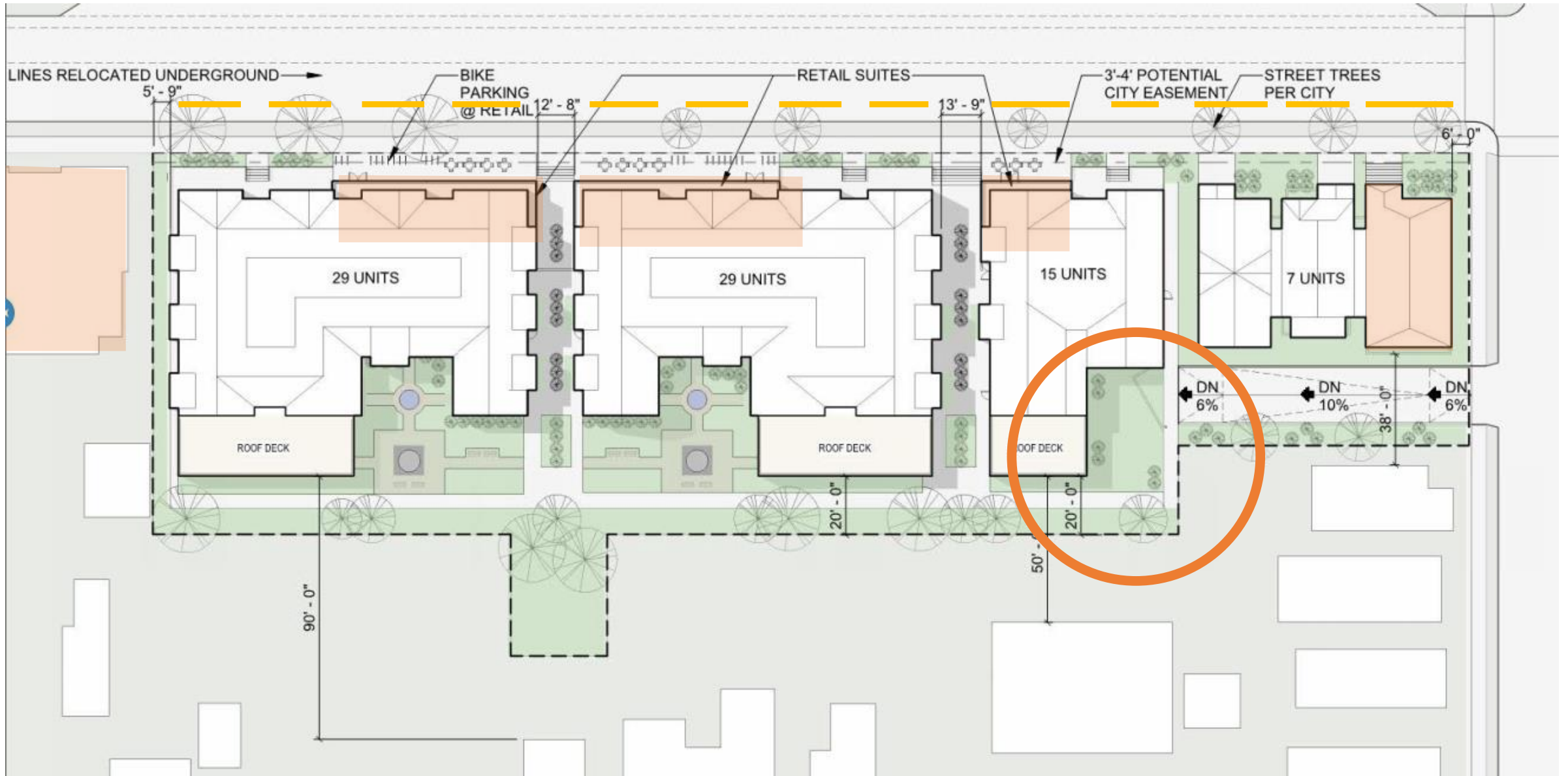
ACCENT PANELS
ORANGE METAL PANEL
CEDAR SHIPLAP



CABLE RAIL









700 E JOHNSON ST - 700 E Johnson LLC
Tenney-Lapham Neighborhood

Program

80 Units

- Studios: 10
- 1-bedrooms: 33
- 2-bedrooms: 25
- 3-bedrooms: 11
- 4-bedrooms: 1

4 Retail Suites

- A: 1600 grsf
- B: 1600 grsf
- C: 1000 grsf
- D (Existing): 1550 grsf

8 Affordable Housing Units

- 1-bedrooms: 3
- 2-bedrooms: 2
- 3-bedrooms: 2
- 4-bedrooms: 1

Parking

- 130 Bike Stalls
- 80 Car Parking Stalls

Useable Open Space

- 225 sf per unit

Lot Coverage

- +/-60% of Site (75% maximum allowed)



TENNEY-LAPHAM
Neighborhood Plan
2008



Adopted by the Madison Common Council February 5, 2008
Legislative File ID 06761 (RES-08-0016)

LAND USE GOALS, ACTION STEPS/PROJECTS, DESIGN STANDARDS, AND IMPLEMENTERS

Goal 3: Plan for growth of the East Johnson Street business district along both sides of the 700 and 800 blocks and part of the 900 block of East Johnson Street.

Discussion: A variety of businesses are currently located on these three blocks with the largest number being on the 800 block. The 700 and 900 blocks have businesses located only at their west ends. The other properties are residential. The neighborhood seeks to increase the business use of these blocks while keeping the residential flavor. Adaptive re-use of residential structures for specialty businesses is encouraged for this district. Replacement of existing structures with structures specifically designed for neighborhood mixed-use is also encouraged.

The continuation and growth of this district is vital to the neighborhood. As other areas of the neighborhood along East Washington Avenue and the Yahara River are developed for uses including business, all proposals must be evaluated to determine their impact on the viability of the East Johnson Street business district.

Map Notes

(1) 700 Block of East Johnson Street
The west end of this block has businesses today. While near-term goals for growth of the E. Johnson Business District focus on the 800 and 900 blocks, the long-range vision anticipates expansion of the NMU district to the 700 block as well.

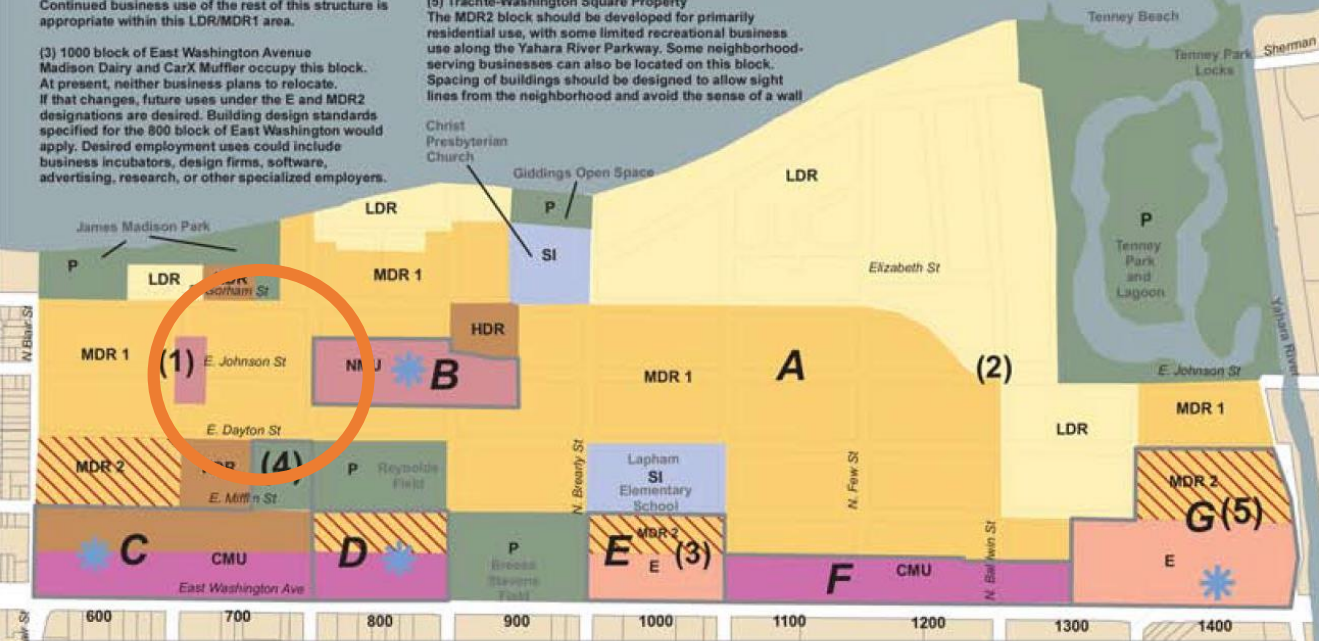
(2) 1200 Block of East Johnson Street
The multiple storefront structure on the east end of this block has been partially converted to residential use. Continued business use of the rest of this structure is appropriate within this LDR/MDR1 area.

(3) 1000 block of East Washington Avenue
Madison Dairy and CarX Muffler occupy this block. At present, neither business plans to relocate. If that changes, future uses under the E and MDR2 designations are desired. Building design standards specified for the 800 block of East Washington would apply. Desired employment uses could include business incubators, design firms, software, advertising, research, or other specialized employers.

(4) Reynolds Park Expansion
If the Reynolds Crane Service Property becomes available, it should be redeveloped, at least in part, as an enlargement of Reynolds Park. The park expansion would include removing all or part of the 100 block of North Livingston Street and replacing it with a pedestrian and bicycle lane. Ultimately, Reynolds Field will become a "village green" with residential structures facing it on all four sides.

(5) Trachte-Washington Square Property
The MDR2 block should be developed for primarily residential use, with some limited recreational business use along the Yahara River Parkway. Some neighborhood-serving businesses can also be located on this block. Spacing of buildings should be designed to allow sight lines from the neighborhood and avoid the sense of a wall

between the neighborhood and the river, Mifflin Street should be re-established in the 1400 block to serve new development and should cul-de-sac at the Yahara River Parkway for motor vehicles but allow access for pedestrians and bicycles to the parkway. Some residential uses on the south side of Mifflin Street are also acceptable.



Land Use Categories

LDR Low Density Residential - Less than 16 units per acre. Acceptable housing types are single-unit detached houses, two and three flats, row houses, and small apartment buildings (maximum of 4 units). Design standards are discussed in the Land Use section of the neighborhood plan.

MDR1 Medium Density Residential 1 - 16 to 25 units per acre. While density is slightly higher than LDR, acceptable housing types and design standards are the same as LDR.

MDR2 Medium Density Residential 2 - 26 to 40 units per acre. Acceptable housing types are generally the same as LDR, but with no fixed maximum on the number of units in row houses or apartments. Design standards are discussed in the Land Use Section of the neighborhood plan.

HDR High Density Residential - 41 to 60 units per acre. Established sites are Lincoln School Condominiums, Norris Court Apartments, Das Kronenburg Condominiums and Old Market Place Apartments. New HDR development can occur in the 600-700 blocks of Mifflin Street with no fixed limits on size or units. Maximum facade height on Mifflin is 3 stories and step-back heights are limited by a 30-degree view line from the Mifflin facade top.

NMU Neighborhood Mixed Use - Average net density of 16 to 40 dwelling units per acre. In general, pedestrian and transit-oriented design principles should be applied. East Johnson Street is a metro transit route. It was historically, and may again be, a streetcar route. Ground floor retail with residential units above is an appropriate design for new structures built in this district. However, the neighborhood does not seek to eliminate all ground floor residential from these blocks. New structures may be 100% commercial or 100% residential, in addition to mixed use. Adaptive-use of existing residential structures to business uses (such as galleries or cafes) is also supported.

CMU Community Mixed Use - Average net density of 41 to 60 units per acre. Design standards are discussed in the neighborhood plan. Uses are retail, residential, service, professional, office, institutional and civic. Big Box retail is not appropriate for this area.

E Employment - Non-residential. No fixed limit on size but should be compatible with scale of surrounding uses. Recommended predominantly as office, research and specialized employment areas. Does not include retail and consumer services.

**Map 5
Tenney-Lapham
Neighborhood
Plan
Land Use
Recommendations**

- RESIDENTIAL DISTRICTS**
- LDR Low Density (0-15 units/acre)
 - MDR Medium Density (16-40 units/acre)
 - 16 to 25 units/acre
 - 26 to 40 units/acre
 - HDR High Density (41 - 60 units/acre)
- MIXED USE DISTRICTS**
- NMU Neighborhood Mixed Use
 - CMU Community Mixed Use
- COMMERCIAL/EMPLOYMENT DISTRICTS**
- E Employment
- OPEN SPACE - AGRICULTURE DISTRICTS**
- P Park and Open Space
- SPECIAL DISTRICTS**
- SI Special Institutional
- SPECIAL OVERLAY DESIGNATIONS**
- TOD Transit Oriented Development (Conceptual Locations)

Source: Department of Planning & Community & Economic Development, Planning Division
Printed March 4, 2008 LAH



**Neighborhood Plan
MAP 5**

Map Notes

(1) 700 Block of East Johnson Street
The west end of this block has businesses today. While near-term goals for growth of the E. Johnson Business District focus on the 800 and 900 blocks, the long-range vision anticipates expansion of the NMU district to the 700 block as well.

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Madison Dairy and CarX Muffler occupy this block. At present, neither business plans to relocate. If that changes, future uses under the E and MDR2 designations are desired. Building design standards specified for the 800 block of East Washington would apply. Desired employment uses could include business incubators, advertising, research

(4) Reynolds Park Expansion
If the Reynolds Crane Service Property becomes available, it should be redeveloped, at least in part, as an enlargement of Reynolds Park. The park expansion would also include removing all or part of the 100 block of North Livingston Street and replacing it with a pedestrian and bicycle lane. Ultimately, Reynolds Field will become a "village green" with residential structures facing it on all four sides.

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The MDR2 block should be developed for primarily residential use, with some limited recreational business use along the Yahara River Parkway. Some neighborhood-serving businesses can also be located on this block. Spacing of buildings should be designed to allow sight lines from the neighborhood and avoid the sense of a wall

Christ
Presbyterian
Church

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Map 5
Tenney-Lapham
Neighborhood
Plan
Land Use
Recommendations

RESIDENTIAL DISTRICTS
LDR Low Density (0-15 units/acre)

Neighborhood Plan
MAP 5

Note 1: 700 Block of East Johnson Street
The west end of this block has businesses today. While near-term goals for growth of the E. Johnson Business District focus on the 800 and 900 blocks, the long-range vision anticipates expansion of the NMU district to the 700 block as well.



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6. Strengthening the vitality of the neighborhood commercial core on East Johnson Street by encouraging rehabilitation of existing buildings, some new commercial construction, and installation of a shared parking area.

To strengthen the vitality of this neighborhood commercial district, it is important to concentrate business activity around the East Johnson and North Paterson Street core with the possibility of building a shared parking lot for the convenience of customers. It is important for the area to continue to support a strong residential base by providing housing opportunities such as apartment units on the second floor of commercial buildings. Renovation of existing buildings and design of new construction should blend into the historic character of the area. New business locations, including adaptive re-use of existing residential structures, should occur first in the 800 block of East Johnson.

Neighborhood Shopping. The East Johnson Street Business District, where people can shop for groceries, do their laundry, get their hair cut, buy flowers, antiques, framing, wines and spirits, and more, satisfies day-to-day needs and provides a strong sense of community. The historic character of buildings is also seen in this local business district.

Housing. A wide range of housing options to fit the needs of individuals and families – including single-family homes with lake frontage to smaller, moderately priced homes, co-op living, and two/three flats to larger apartment complexes – are found in different areas of the neighborhood.



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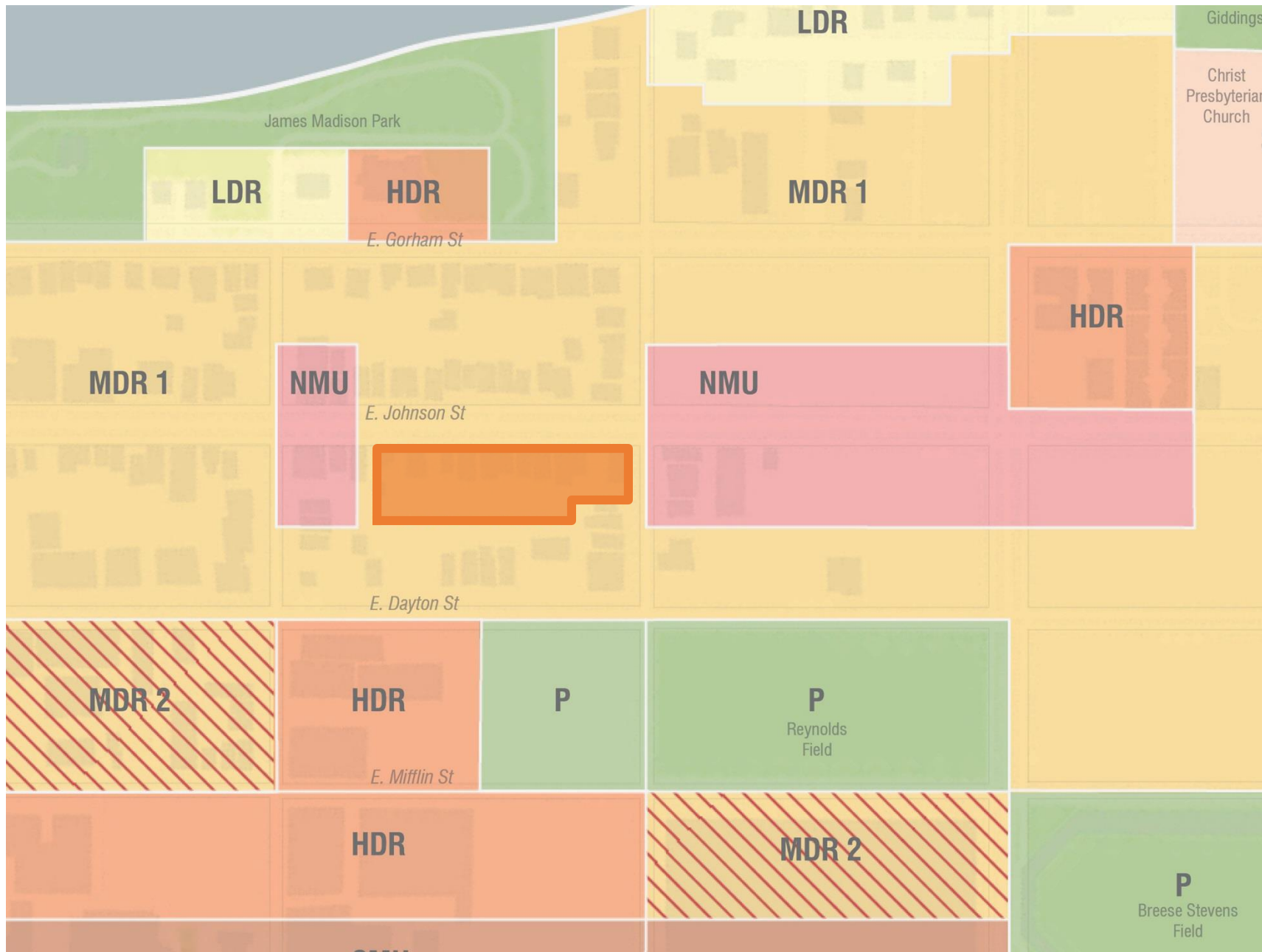
LAND USE GOALS, ACTION STEPS/PROJECTS, DESIGN STANDARDS, AND IMPLEMENTERS		
Goal 3 – ACTION STEPS/PROJECTS	Goal 3 - DESIGN STANDARDS	Goal 3 - IMPLEMENTERS
1. As shown on Map 5, the 800 block and a portion of the 900 block of East	In general, pedestrian and transit-oriented design principles should be applied. Initial growth of business uses should be focused on the 800 block and the west	1. Department of
(NIMU). Adopt an ordinance to amend the	Ground floor retail with residential units above is an appropriate design for new	
	tables, planters, etc) from the sidewalk. The building height limit is 3-stories.	
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“In general, pedestrian-and-transit-oriented design principles should be applied.”

“Ground floor retail with residential units above is an appropriate design for new structures built in this district.”

“There should be a limited set back (to allow for benches, tables, planters, etc) from the sidewalk.”

“The building height limit is 3-stories.”

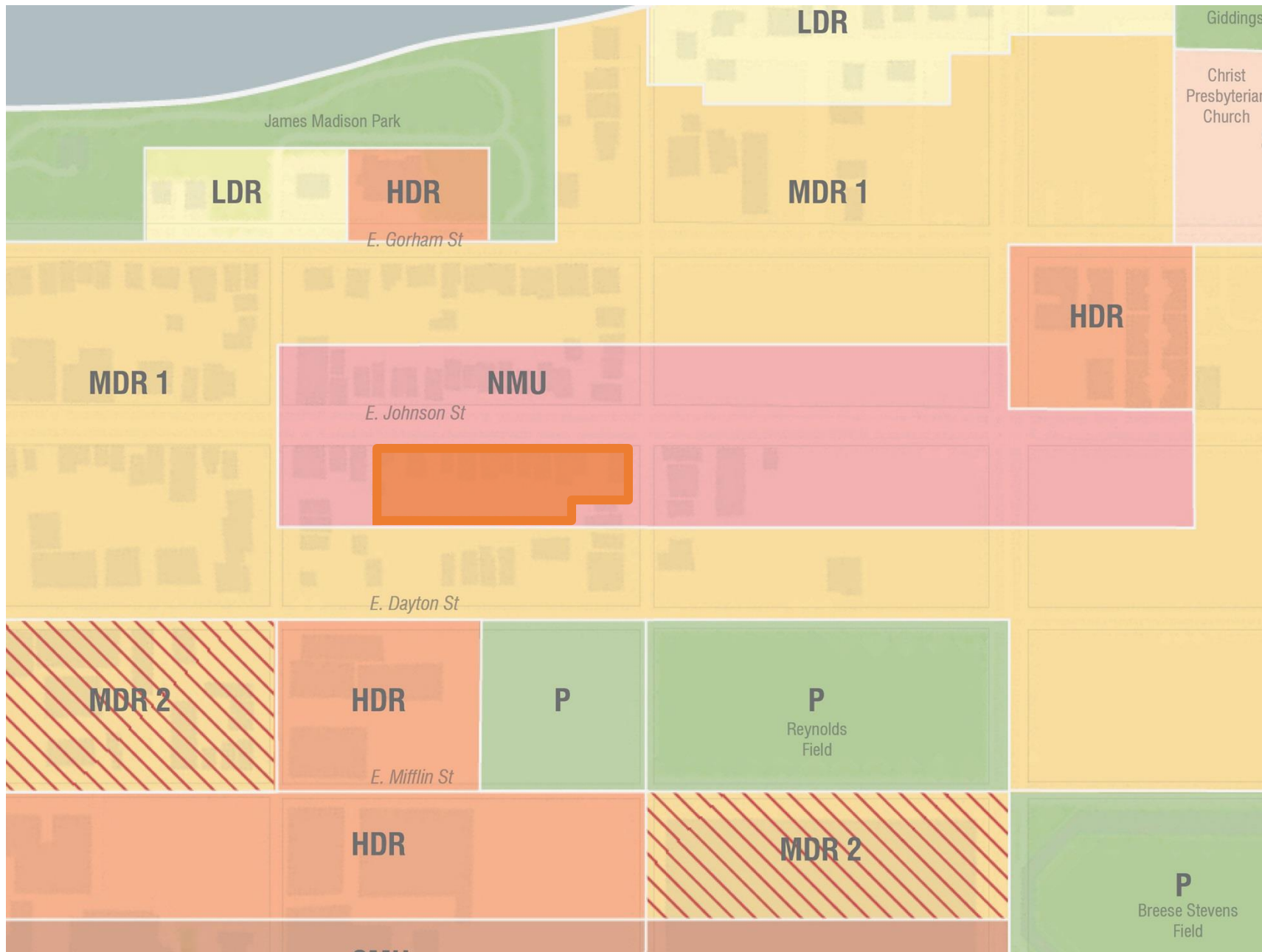


Neighborhood Plan

Original Plan

Land Use

- MDR 1 - Medium Residential Density

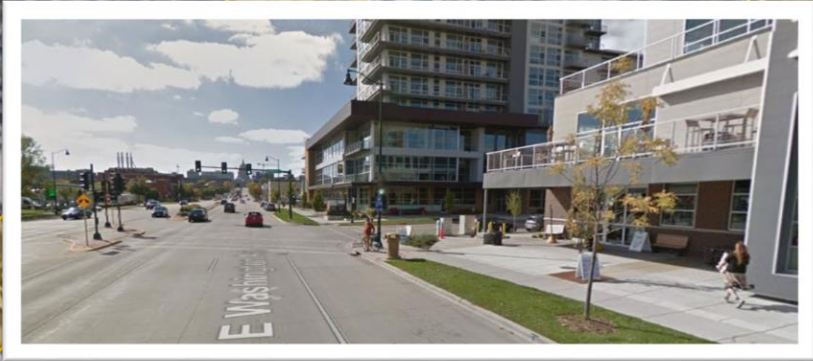


Neighborhood Plan

Proposed Land Use: NMU

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City within a City



High Noon Saloon



- Design should complement existing Queen Anne Style

- Windows
- Gables
- Porches
- Scale
- Rhythm

- Preserve some existing buildings
- Front porches



- Usable open space
- Trees with presence
- Good landscaping and maintenance
- Bike parking
- Consider affordable housing
- Family housing

- Project that appeals to a range of residents – young professionals, families, seniors
- Include open and common space
- Four sided building
- Interesting, more contemporary architecture



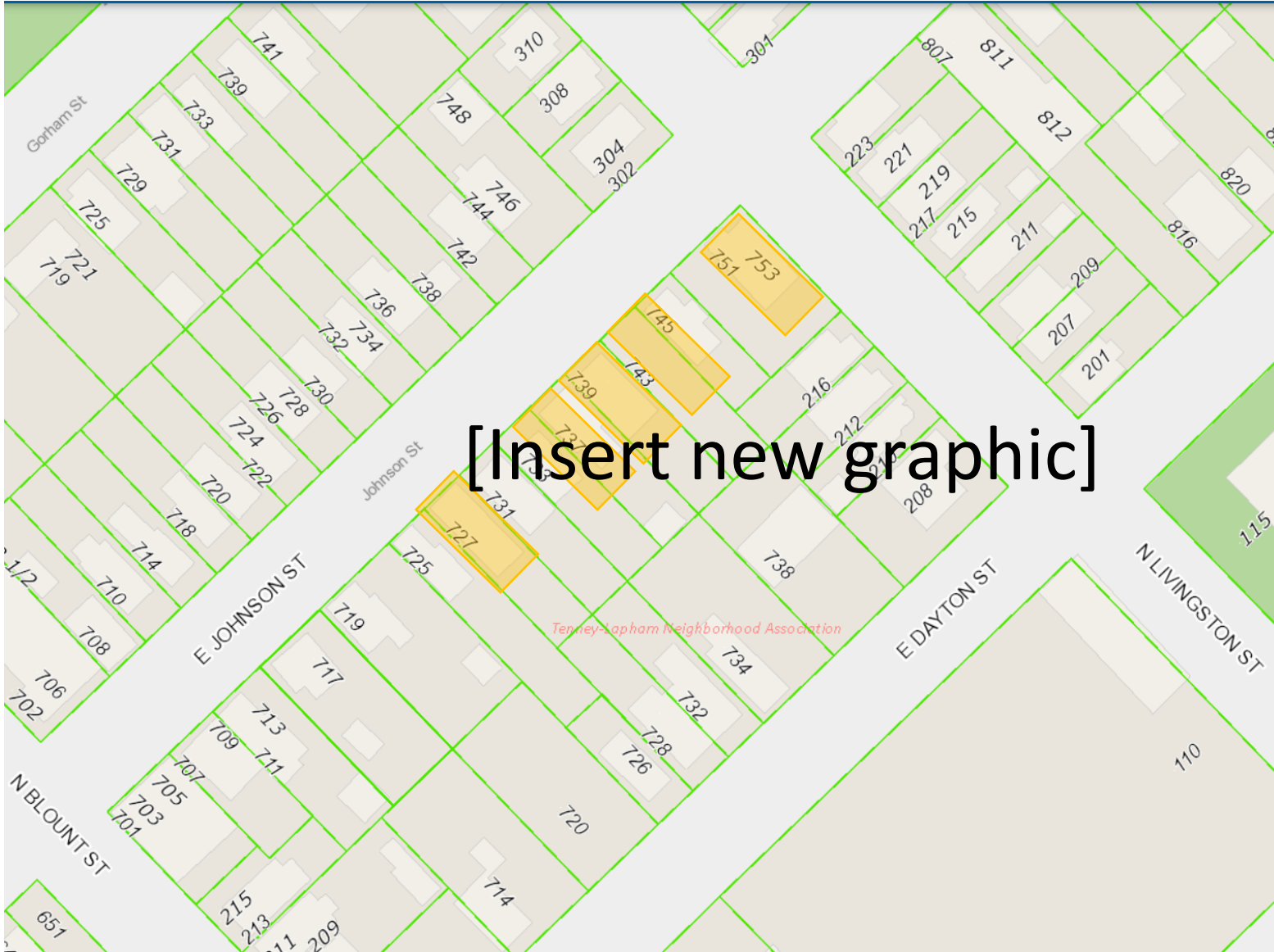
TENNEY-LAPHAM



- Design that will impact street flow and how people interact with the street
- Use open space and multiple buildings to avoid a monolithic building
- Address affordability – commercial and residential



- **Complementary Architecture**
- **Maintain Rythm**
- **Fresh Design**
- **Multiple Buildings**



Renovation Existing Structures

- Restoration on site
 - 753
- Relocated and restored on site
 - 727
- Relocated and restored off site (in neighborhood)
 - 739/741, 743, 737



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THE FUTURE OF TENNEY-LAPHAM – LOOKING BACK FROM THE YEAR 2020

Last but not least, Tenney-Lapham also has a traditional neighborhood business district along East Johnson near Paterson Street.

“Tenney-Lapham also has a traditional neighborhood business district along East Johnson near Paterson Street.”

“...the business district has thrived and expanded along the 700, 800, and 900 blocks of East Johnson Street.”

“The availability of shopping within walking distance of home [...] has made neighborhood living much more viable.”

possible to be a no-car or one-car household without being culturally, economically or socially isolated from enjoying the full life of the City.



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