

TLNA STEERING COMMITTEE MEETING

6/1/2017

700 East Johnson Street



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



Kahler Slater

Survey and Neighborhood Plan

- Reducing scale and massing
- Further reducing height
- Further reducing density
- Adding additional useable open space
- Further increasing setbacks
- Referencing typology of historic buildings not newly constructed projects
- Maintaining proposed restoration
- Replacing existing street trees with large canopy style trees

Recent Revisions

- Reduced height of building by 5' in addition to previous reductions
- Stepped back mezzanine level
- Reduced height at street by 12'
- Reduced density by 10%
- Density is similar to Norris Court, less than Matty project and City Row
 - Matty Project - 94/du per acre
 - City Row – 75/du per acre
 - Norris Court – 60/du per acre
- Revised visual mass at street and rear yards to 3-story w/o mezzanine
- Removed gables, working with flat-roofed residential over retail
- Separated historic homes to individual buildings
- Added useable open space at roof
- Enhanced articulation to increase individual building aesthetic
- Referencing historic mixed-use
- Vetted funding opportunities for affordable housing with City staff. None apply to this project, voluntarily providing 10% affordable units w/o any subsidy

Restoration in Situ

751 East Johnson

745 East Johnson

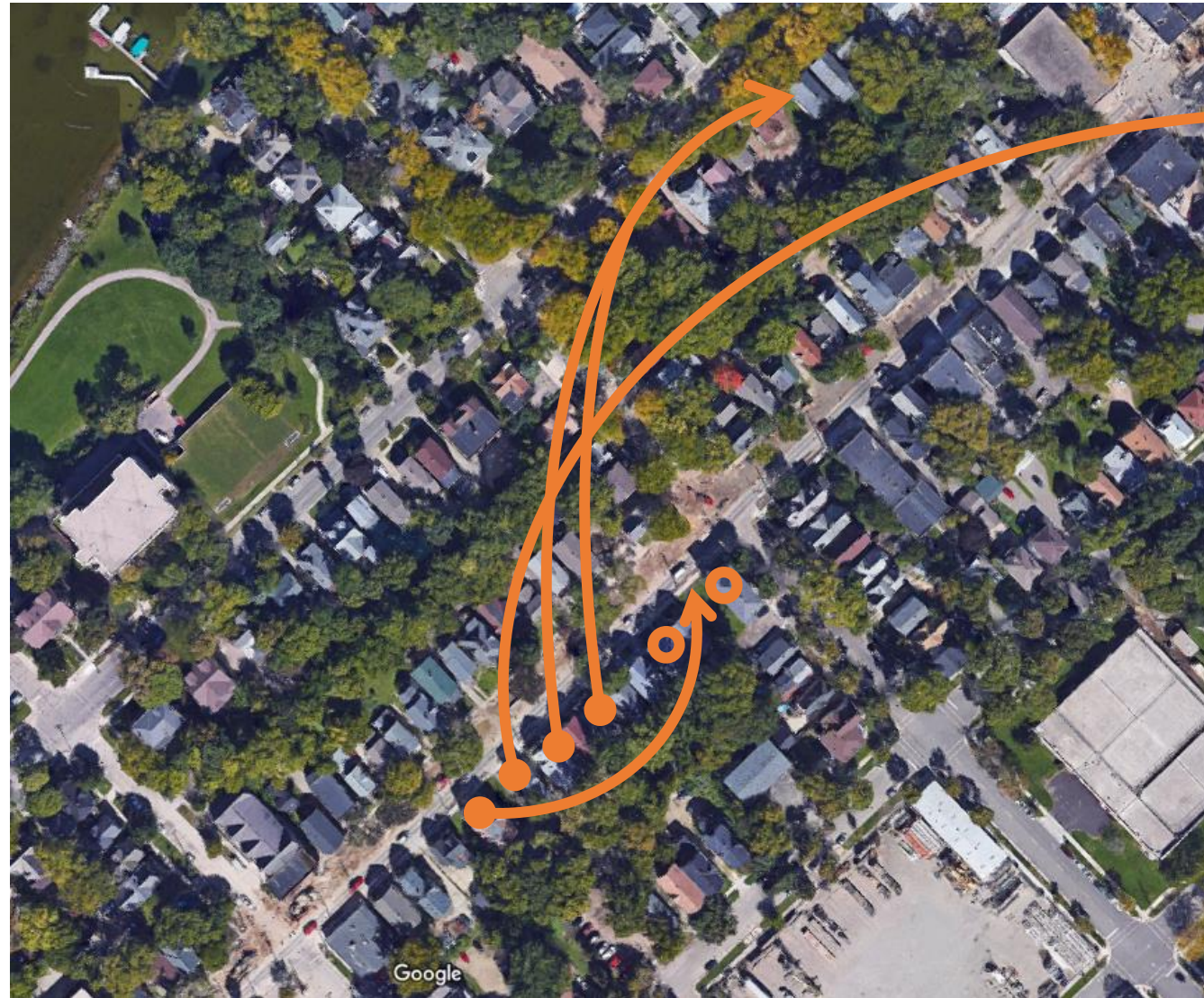
Restoration & Relocation

727 to 749 E. Johnson

737 to 943 E. Dayton

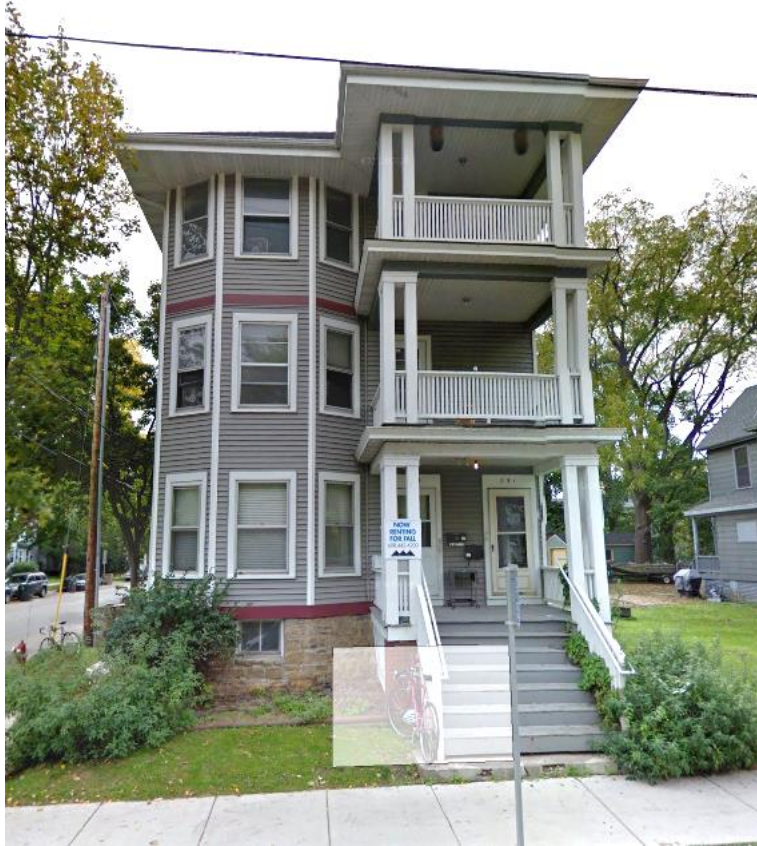
739/741 to 827 E. Gorham

743 to 827 E. Gorham



to 943 E. Dayton

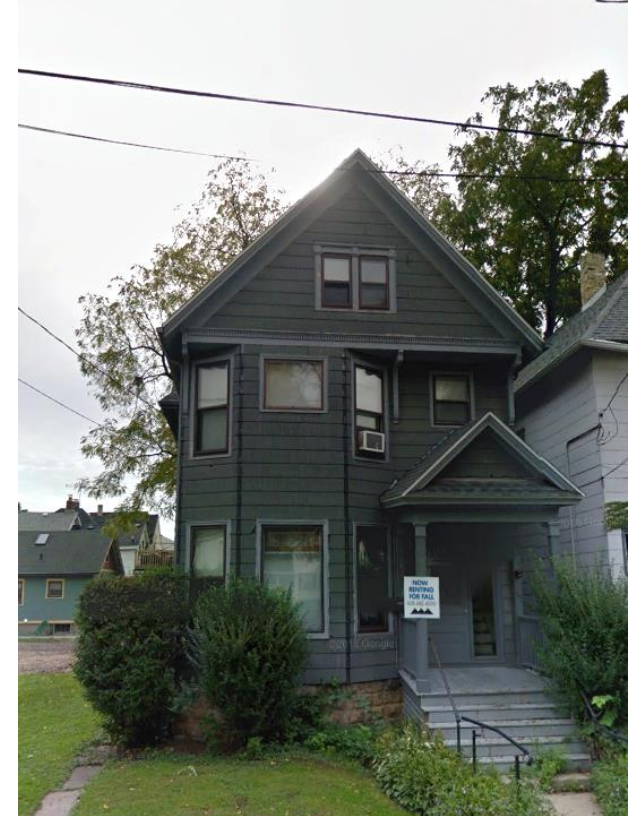
Restoration on Site



751



727 Relocated



745

Restoration & Relocation



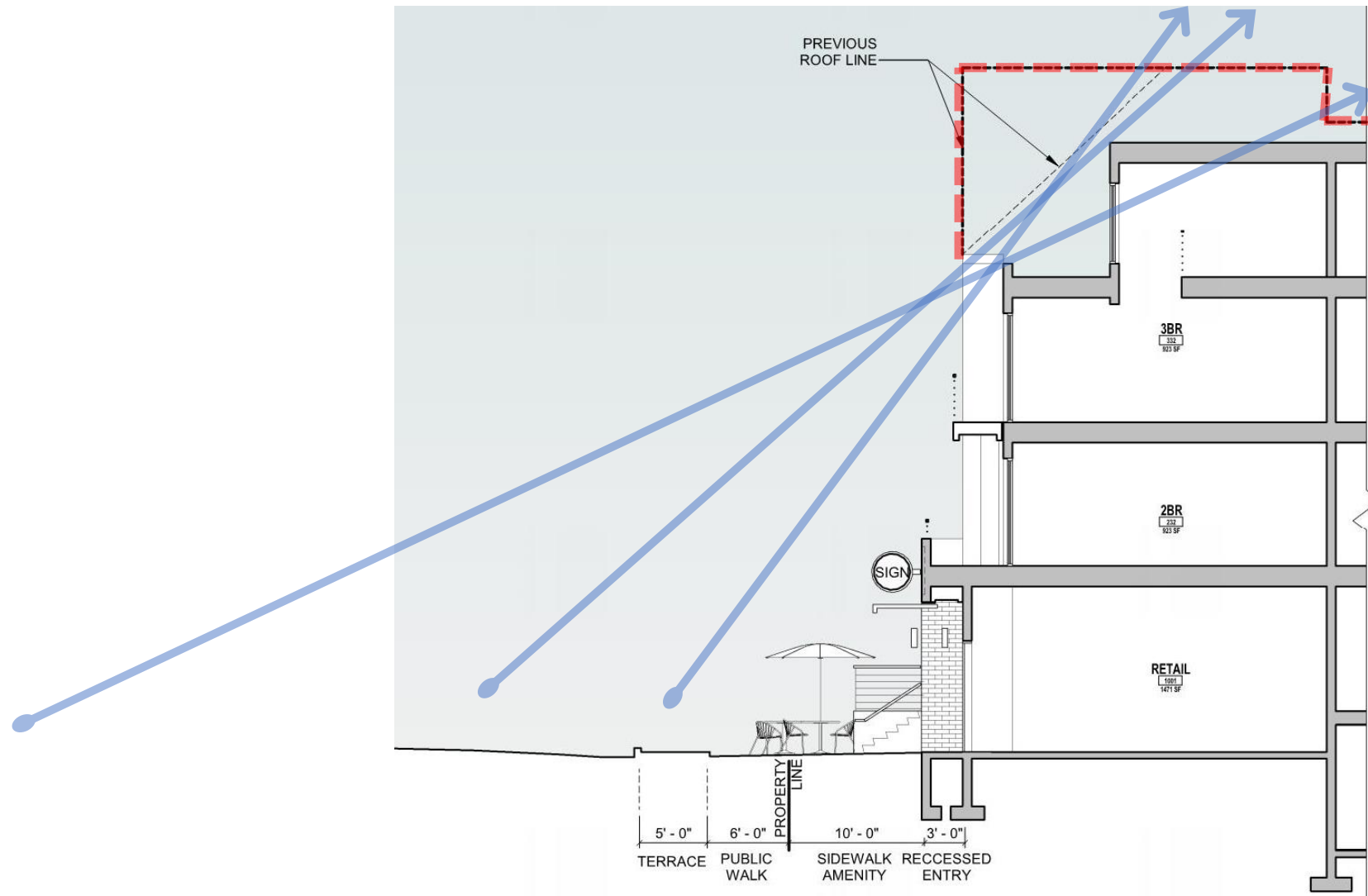
743



739/741



737







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JOHNSON ST ELEVATION



REAR ELEVATION





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MASONRY MODULAR BRICK
STACK BOND
CHAMPAGNE



EQUITONE FIBER CEMENT PANEL
GRAY TONES



CORRUGATED METAL PANEL
CONCEALED FASTENERS



STANDING SEAM METAL

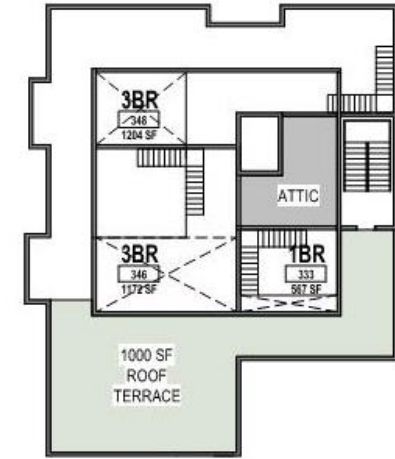
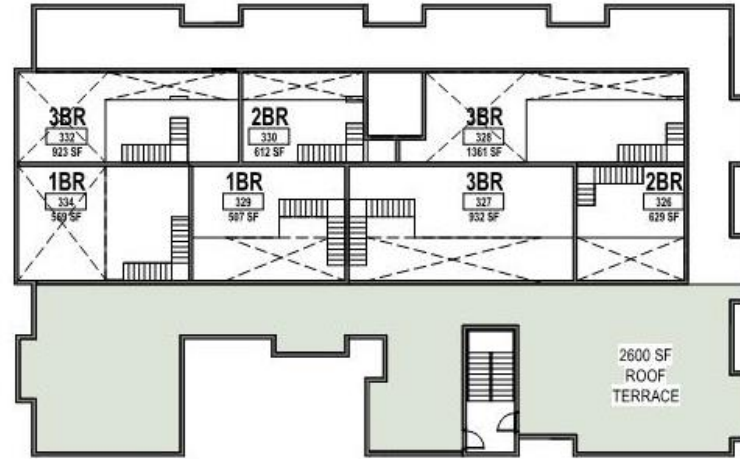
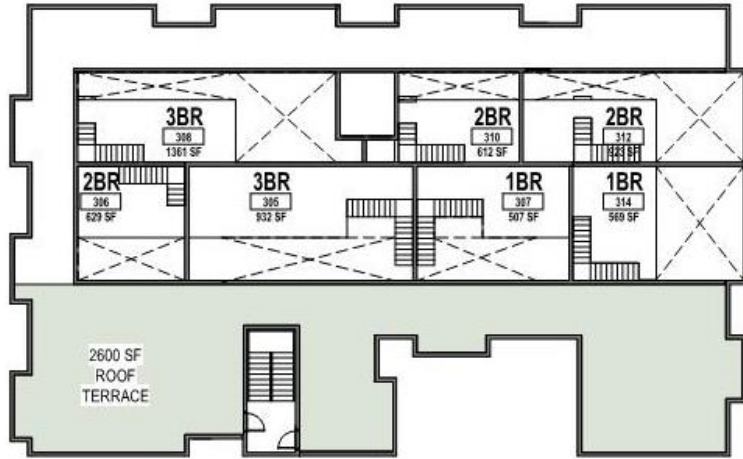


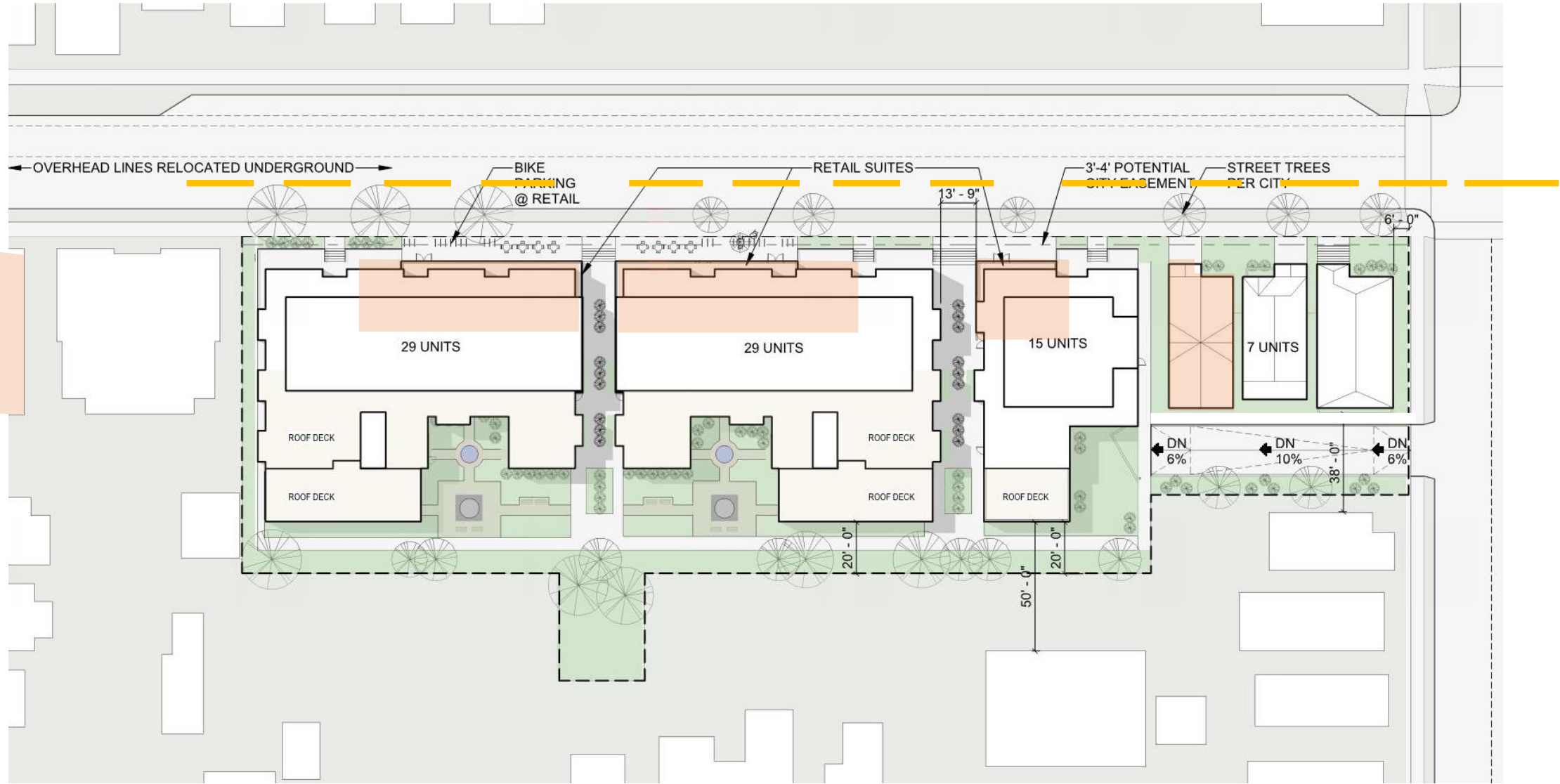
ACCENT PANELS
ORANGE METAL PANEL
CEDAR SHIPLAP

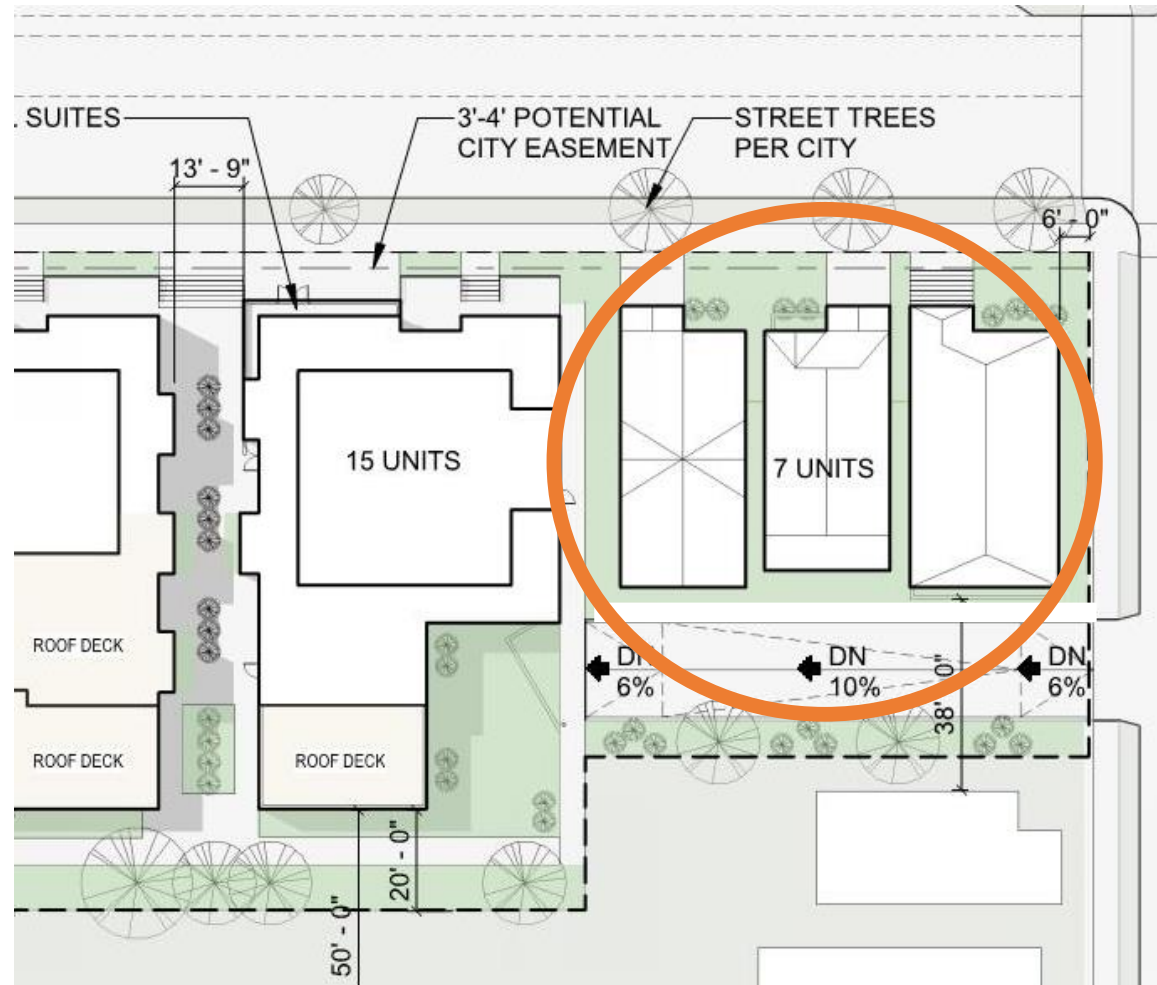


CABLE RAIL











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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, Areas A and B, designate a portion of the 700 block, the 800 block and a portion of the 900 block of East Johnson Street as Neighborhood Mixed Use (NMU). Adopt an ordinance to amend the Comprehensive Plan accordingly. | <p>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.</p> <p>Initial growth of business uses should be focused on the 800 block and the west end of the 900 block. The 700 block should remain more residential in the near term.</p> <p>Ground floor retail with residential units above is an appropriate design for new structures built in this district. There are a number of current examples of such structures in the district already – see 702, 845 and 851-57 East Johnson as good examples. There should be a limited set back (to allow for benches, tables, planters, etc) from the sidewalk. The building height limit is 3-stories.</p> <p>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 re-use of existing residential structures to business uses (such as galleries or cafes) is also supported.</p> | 1. Department of Planning & Community & Economic Development |



TENNEY-LAPHAM

Neighborhood Plan
2008



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

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.

PROJECT TIMELINE and ACTION ITEMS

Neighborhood Meeting
January 10

Steering Committee Meeting 1
February 2

Steering Committee Meeting 2
February 13

TLNA Council Meeting
March 9

Steering Committee Meeting 3
March 20

Steering Committee Meeting 4
April 20

Survey
May

Steering Committee Meeting 3
June 1

TLNA Council Meeting
June 8

**AMENDMENT of
NEIGHBORHOOD PLAN to NMU**

**SUPPORT of REZONING
to NMX**



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DISCUSSION