

## Agenda:

7-7:15 introductions

7:15-7:45 Plan updates – Stonehouse

7:45-8:45 Address list of concerns from prior meeting - Stonehouse

8:45-9:00 Next steps

Madison Dairy Redevelopment Steering group (notes courtesy of Bob Klebba)

26 August 2014

Attendees: David Waugh, Gorham St, Marsha Canon, Sidney St, Alder Ledell Zellers, Steven Maerz, E. Mifflin, Bob Klebba, E. Gorham, Deborah Boehm, E. Dayton, Kristen Tomaszewski, Ingersoll, Shaun Abshere, E. Dayton, Perry Blanchard, N. Blount, Jeff Reinke, Curtis Ct, John Belknap, Curtis Court, Richard Linster, Sidney, Curt Brink, E. Wash business owner, Rebecca Cunningham, E. Mifflin, Rich Arnesen, Stonehouse, Helen Bradbury, Stonehouse, Melissa Huggins, Frank Productions, Janine Glaeser, Knothe Bruce Architects, Heather Stouder, City Planning

Rich and Helen: July 24 plan for phase 1 shown again, GDP for whole parcel, focus on housing which requires an SIP. Architect will be hired this week for music venue. Parking will be 280 stalls, 5 levels. Shared parking structure –office by day, music by night. Separate from residential. Residential will be underground. Phase 2 is going to remain vacant for now. Phase 2 is proposed to be office. Office is more difficult because of in-out traffic on E Wash at rush hour. GDP will be submitted 8 October.

Residential was proposed as 2 4-story buildings which will require an ordinance change. Argument is that north of Mifflin is not residential. It is Lapham school. Original shading studies assumed 4 story building. Shading does not affect roof of Lapham, but does impact play ground and school parking in morning and afternoon hours fall through spring. Access to underground residential parking will be from Brearly or Ingersoll, not Mifflin. Suggestion made that alley be one way Ingersoll to Brearly so that access to Curtis Ct is more difficult.. Problem is that one cannot get onto E Wash eastbound from Brearly.

Heather: important to minimize additional curb cuts to allow for future transportation planning. One access point at CarX is allowed but no more.

Helen: Traffic study is being commissioned. Results will be discussed with the neighborhood in 4-6 weeks. Traffic study will include music venue impact. Noise pollution impact will be discussed by city staff. Street parking is recognized to have the larger noise impact.

Address issues:

Not enough parking

response: additional story on garage. Perry still concerned that not enough parking planned. Marsha is still concerned that people will not want to have to pay for parking first and will prefer to park on the street. Kristin – what are the solutions? Rich – incentivize ticket purchasers to pay for parking up front. Change parking regulations on streets around 1000 block. Helen – enhance Metro schedule for better transit options. Ledell – Metro would have to

figure out how to pay for enhanced bus service. Rebecca – we are very concerned to maintain neighborhood as good place to live. Austin city built parking ramps nearby. Stouder – city would love to support additional parking land acquisition a key factor. Sean – even Lapham school has parking issues, neighborhood has had parking challenges for past 30 years, e.g. events at Breese Stevens. Things seem to work out. David – is this issue not getting a parking spot in front of one's house or the noise from additional music venue patrons. Curt Brink – Walker will do a great traffic study. We have a great bus manager maybe trip times can be set up to get patrons to parking downtown. Even downtown parking is tight during big events. Design district 8 did not include comprehensive parking planning because density was unknown. Steve – parking will be very tight with all the new development. People do cross E Wash to park it is realistic to expect people to park S of E Wash. Marsha - light rail could alleviate parking pressure. Exiting patrons will flood neighborhood like people did after Rhythm and Booms fireworks. Parking is something that the whole community is responsible for. Development process is very quick and frightening for neighbors. Neighbors feel like they have little control. Jeff – parking ramp on E Wash should be built. Enforcement of illegal parking is lax. More buses will make it more difficult for people to cross the street. More parking brings more crime. Keeping the bar open longer will bring more drunks into the neighborhood. Residences and offices are great, but let's not put a music venue in a neighborhood. Helen – music venue is perfect partner for office space. Each one drives the other and the music venue is a cornerstone for this development. Rich – Frank wants the parking ramp filled.

#### Traffic Flow

Jeff – for central park events, Ingersoll is closed. Could a similar situation be set up for big events at the music venue? Can Curtis Ct be closed? Ledell – traffic engineering could extend timing for Ingersoll to allow for exiting patrons. Helen 2 left turn lanes on Ingersoll could also be implemented. Kristin – Orton fest is very loud on Rutledge. She expects the same in the neighborhood from music events. What are examples . Debra – parking issue during snow storm. Loss of 1/3 parking spaces Bob – partial traffic divert for Curtis Ct and Ingersoll. Jeff – why bother for only a couple of events? Marsha – neighborhood suggested in the 1960's to restrict traffic flow from E Wash into the neighborhood. City responded to neighborhood then. Melissa - Barrymore does nothing to direct people to parking in the neighborhood. Neighborhood absorbs all of it.

#### Noise from people/parking

Rich – push people to park in the ramp. Jeff?John? maximum show will push people out of the ramps into the neighborhood.

#### TIF

Rich – TIF application will be made next week. Helen – new TID so will go to Joint Review Board. Will not extend TiD 36. Current area is taxed \$22K/yr. Phase 1 will go from \$900K to \$33M in assessment. TIF is needed for structured parking. Office space pricing downtown needs to compete with Gialamas on far west side. Affordable housing will also need TIF. Helen – block is blighted. Rich soil is contaminated. Perry - who owns parking? Helen - office building and office building gets revenue from all parking. Sean – how long will structures take to pay off TIF. Ledell - max 27 years. Heather – depends on how many other developments happen in TID. Marsha – how do residential people feel about music venue? Helen- people next

to Central Park love being next to events there. Helen – TIF amount TBD.

#### Bike blvd

Helen- bike blvd will bring people to venue , want to preserve it. Sean – bike blvd needs improvement, biker behavior needs to be better accommodated. Ledell – suggest implementing bike benefits.

#### Height

David – some in neighborhood would like to see taller structure. Rich – housing on top would exacerbate parking. Office is only choice above 5 stories. Helen project announcement has brought prospective commercial customers. David – employment was in original plan. Rich unlikely that 8+2 stories. Jeff – bigger is not always better. Bob – 4 stories on E Mifflin is discordant with rest of street. Helen – requesting variance because of commercial area. David – 3 stories required in plan. Rich – 4 stories does not meet 30 degree requirement. But affordable housing is a key goal and density is required for low rents. Isthmus is seeing only high-end development.. jeff – consider peaked roof? Helen – flat roof is cheaper and affordable is goal.

#### This development does not build community

Helen – there will also be retail and office space. Ticket pricing will be appropriate for the area. David – where is community gathering place? Debra – some space could be used by E High, etc. More renters denigrate quality of life of a neighborhood. They have no vested interest. Marsha – renters are transient. Debra – renters are not coming to meetings. David - renters are an important mix in neighborhood, many are long term. Apartment layout need appeal to longer term tenants young and old. Rich – we don't rent mostly to students and Stonehouse apartments don't turn over every year. Rebecca – how available is the venue space to the neighborhood? Melissa – standing committee will be involved with getting schools in the Frank venue. Sean – WilMar is converting from community ctr with free lunches to venue for events and meetings. Wedding receptions bring communities together. Music festivals bring people together. John – when are these neighborhood use events happening? Rich – office use constrains timing.

#### Next steps

Heather – early. Planning will take a close look at all issues. Ledell – timing? Helen – parking study in 5 weeks. Let's wait until after parking study for next meeting. David – another steering group meeting before TLNA annual meeting Tues 7 Oct. 30 minute presentation at annual meeting. Helen – we will stick with Oct 8 GDP to get on schedule. WHEDA clock starts ticking then too.

Tentative meeting late September Doodle poll.