

Notes

TLNA Steering Committee Meeting for Stone House Development Proposal for the 1000 N. Block of E. Washington

1 Oct. 2015, City Row Community Room, 10 N. Livingston

Attendees --

Patrick Heck, TLNA Development Chair
Patty Prime, TLNA President
Ledell Zellers, District 2 Alder
Heather Stouder, City Planning
Stone House Development Team: Rich Arneson, Helen Bradbury, Kasie Setterlund,
Paul Raisleger
Neighbors: Anne Arneson, John Belknap, Mark Bennett, Evan Bradbury, Marsha
Cannon, Rebecca Cuningham, Pat Kelly, Richard Linster, Steve Maerz, Seth
Nowak, Bob Shaw, Evan Wedell

After introductions Patrick Heck mentioned the charge of Steering Committee – to have a collaborative process that expressed the hopes and wishes of the neighborhood, works through both the positives and negatives aspects of the proposal, resulting in a win-win for all involved. This includes the neighborhood, the development team and the City. During the process the developer will need to decide which neighborhood issues and concerns can be addressed.

Eventually, the committee issues summary findings to TLNA Council, but those findings can be stronger too. Traditionally though, the TLNA Council takes the Committee's findings under advisement and then recommends it to the City with conditions, remains neutral (also listing conditions) or rejects it.

Patrick encouraged committee members who might miss meetings to please keep up to date via materials on the TLNA development website.

He reiterated that this proposal is starting with a clean slate – the previous proposal by Stone House and Frank Productions was withdrawn. This proposal was first presented and discussed at a Tenney-Lapham neighborhood meeting called by Alder Zellers and held 3 Sept 2015 at Christ Presbyterian. The notes and presentation from that meeting are online.

Patrick Heck asked the Stone House team to update the committee on their proposal schedule for the city process:

- a. Applications for the City's affordable housing fund are due 29 January 2016.
- b. They plan to submit to City Planning on or before 21 October.
- c. The initial formal presentation to the Urban Design Commission would be 9 December. There could be another 4 November informal presentation to UDC, but that is TBD. They presented once informally to UDC on 16 September.
- d. Plan Commission would be 11 January 2016 if the schedule holds.
- e. Any final consideration needed by UDC would then be 13 January.
- f. Final zoning and proposal approval would then be complete, but there could be a

- possibility of referral to the 25 January Plan Commission meeting if needed.
- g. Ledell asked about their TIF process - Stone House hopes to have their TIF application submitted asap and are hoping for Common Council approval in January with Board of Estimates approval coming earlier.

Stone House is interested in having another TLNA Steering Committee meeting prior to the 4 November UDC meeting so the neighborhood can give more input.

Pat Kelly asked how much TIF is being requested. Rich says that they haven't finalized their financing yet, but they first want Joe Gromacki to first look at their proposal and application before finalizing the TIF amount. Helen estimated that it is likely to be \$5 million to \$5.5 million.

Stone House then presented the latest slides and materials with attendees interjecting with questions:

65 total units in the affordable building:

- 10 market rate units (scattered)
- 11 3-bdrm 2-story units at 30% of Dane County Mean Income (CMI)
- 54 units at a combination of 50% and 60% of CMI. These would be efficiency, 1-bdrm and 2-bdrm.

131 market rate apartments in the tower on E. Washington that is above retail on the ground floor and 2 floors of office space above that.

Seth Nowak asked what happens to the raw materials from the demolition of the dairy. Rich said that they are required to submit a demolition plan to the City that will include the opportunity for groups to come in and recycle. He added that it is difficult to salvage mortared brick. Helen said that there isn't much inside the dairy. Steel and similar materials can be recycled. Ledell added that the City requires that all recyclable materials be recycled.

Seth asked if they thought the lights from Breese Stevens nighttime events will shine into the apartment windows. He lives 2 blocks away and his backyard is lighted by ultimate Frisbee events at Breese Stevens. Stone House said that there will likely be some light, but they will have high quality shades, etc.

Paul Raisleger, the project architect from EUA, said that they are further defining the design. The slides are moving beyond concept into design, but they will be changing some things in the design as input is received and needs defined. There will also be some flex in number of apartments, but not a lot.

Bob Shaw asked if the affordable housing will all be Section 42. Yes, Section 42 because it helps them score better in the system that determines public funding for the project. Helen explained that Section 42 is a federal tax credit program that gives the tax credits to a corporate investor. It isn't the same as Section 8 where funding goes to help tenants pay their rents. She noted that they use the same screening process for prospective affordable and market rate tenants. They all undergo background checks, criminal checks, etc.

It was asked if there is a time limit to their commitment to keep the affordable housing. Yes, they are allowed to convert them to market rate apartments after 30 years. Helen noted that

tenants who qualify for the affordable units must make less than the income thresholds, but after they qualify their income can grow beyond those limits. They aren't kicked out or punished for succeeding.

Pat Kelly asked why the market rate apartments are all on E. Washington. Helen said that the zoning allows the tower only there, but she thinks E. Mifflin is a more desirable location for apartments. They believe that high-rises are desirable though – they have the 12-story Madison Mark which is very successful – they are also not afraid to put affordable in a high-rise because it has succeeded there. Pat thinks that E. Washington is not desirable. Helen added that the apartment views from the 5th or 6th floor and above are great, so they are desirable.

Steve Maerz asked if the stepback in the affordable building on the 4th floor would create balconies for 4th floor units. Yes, those units will have balconies overlooking either E. Mifflin or N. Brearly.

Stone House mentioned that the lane that will run down the middle of the block from E. Mifflin to E. Washington will be multi-modal. Pedestrian traffic from the affordable units will have access to the E. Washington via this lane, bikes will be permitted and some cars will access CarX via E. Washington.

The inclusion of CarX has still not been confirmed, but it still is expected. There will be 6 bays for car repair and parallel parking for CarX customers along the multi-modal, mid-block lane.

Pat Kelly questioned if the City will allow an exit/entrance on East Washington. Yes, the City is supportive because there currently is a curb cut for CarX. That cut will be shifted just a bit, but it is actually an improvement because it shifts it further from the lighted intersection at Ingersoll.

Bob Shaw asked if they were considering asking for a configuration change for the E. Washington and N. Brearly interchange. They are not because it will be much easier for traffic in and out of the development to use the lighted intersection at Ingersoll.

John Belknap asked if it really was no problem to move the E. Washington driveway. Heather Stouder from City Planning said that Traffic Engineering seems to think it is okay. A similar approach was used at The Galaxie and that was approved. Traffic Engineering is primarily concerned with multiple driveways.

Evan Wedell asked about the need for soil remediation under the existing the Car X? Rich Arneson said that all soil on isthmus is polluted due to its industrial past and usage of polluted fill. They will not need to cap the soil – instead they will take it to an appropriate landfill where they pay the landfill higher rates if soil is polluted. They do not anticipate doing extensive digging since the building is at grade level no underground components other than piles, etc.

There will be 3 levels of parking in the parking garage. The top of the garage will be the same height as the top of the first 2 floors of the E. Washington building. Those first 2 floors will be about 17'-18' with the 3rd floor being about 14'.

For the exterior spaces, they are working with Ken Saiki Design. There will be patios on the parking garage rooftop for all E. Mifflin-side units that face the garage. High planters with trees

will set those off from the rest of the rooftop deck space. That space will have grills for the Grills for 65-unit building, gardens and raised beds. Bob Shaw asked about the dimensions for the raised beds – they will be maybe 4' x 8'. Ledell asked if tenants could plant vegetables in the raised bed. Yes – they do this at City Row and they are very popular. They anticipate having seedum in large trays on the deck space – this is not to be walked on, but will provide green space.

Between the 65-unit building and the tower on N. Brearly, there will be an observation deck that looks over Breese Stevens – that also will tie into the community room that will be on the deck top.

Marsha Cannon asked what type of grills will be on the deck top. Typical propane grills – they have them at City Row. Marsha asked if people complain about the smoke and smell – No.

Both the offices and the tower apartment tenants will have access to the proposed 11th floor community room. Ledell asked if they anticipated needing an ordinance change to have that 11th floor since the maximum height is 10 floors. Heather said that they would need that change and it could follow the same timeline as the proposal itself.

The study of shadows hasn't changed since the neighborhood meeting.

Currently, the entire block is zoned for Traditional Employment. They are proposing retail and residential, hence a change is needed. The neighborhood and Capitol Gateway plans call for employment and some residential.

Pat Kelly said that the rear façade of the Constellation, by comparison, is more broken up than these drawings indicate. This building will start just 5' from Mifflin sidewalk. Rich said that the design will be more like a row-house. Rich added that the Constellation design is hiding their ramp and is much larger project. Pat said that if they can avoid the blocky feeling, that would be good - even at City Row they have variations of façade depth. Rich said that the renderings are very preliminary; particularly for the affordable building, but they just don't have the room they had at City Row to recreate that. These apartments aren't double-loaded either – there is just one row of apartments in the 65-unit building until you get to the 4th floor. The parking ramp won't allow them step back much. Additionally, a design like City Row couldn't be done now – money for that type of project has dried up.

Pat Kelly asked how many parking spots would be in the garage. Currently, they plan 340 spots. They need much more than the number of apartments require because of having 50,000 sq ft of office space.

Evan suggested that different forms of cladding could help break up the retail and commercial façade along E. Washington. Paul agreed that they can break it up with materials and color.

Marsha Cannon said that the new McGrath building going up at N. Few and E. Washington has interesting windows. There are small and narrow aspects, combined with wide aspects that provide variation. It is just a brick wall, but the brick and windows look nice.

Marsha added that she thinks too much glass results in too much light in apartments. How do they plan to make it habitable? Stone House answered that they will handle solar gain with blinds. Marsha also asked about their using bird-friendly glass. Rich answered that there

are a couple of treatments, both very expensive. She says they are getting cheaper. Evan asked if either of the treatments was etched into the glass. Rich said yes, and that one is about 50% more in cost. They were asked if they would you accept a grant or some sort to fund the bird-friendly glass – they would. Paul Raisleger said that the other is a UV coating on the inside of the glass that humans don't see, but birds do. They will monitor the situation for pricing.

Marsha asked about the noise between the apartment floors? They will be 8-10" of concrete, with double walls of drywall and a channeling between – the best walls you can build. They don't get a lot of noise in their other properties.

Marsha asked about their pet policy. They will likely allow a certain number of small dogs of less than 50lbs. More and more service dogs are now allowed and they can't control those. Patrick Heck asked if they would agree to install a dog waste station – they will.

Seth asked about natural lighting in the parking structure. It is actually a parking garage, not a structure. It will be heated in the winter and it is enclosed, so not much natural light, however on the side open to Phase II, there could be some opportunities for light. Paul added that there also could be some light by the entrance and garbage loading area off Brearly. It was asked if they could light tubes? Yes, that is an interesting idea that they will explore. Seth said he wants energy use to be lower, so natural light should be used whenever possible. There will be no cooling of the parking garage in the summer - just winter heating. Actually, the garage climate is just tempered - since it has water sprinklers, it will be about 40-50 degrees in the winter. Ledell asked about how they will circulate air in the garage and where the exhaust fans will be located because fan noise can be a problem. Rich said that they haven't gotten there yet, but could perhaps place them near Car X. Ledell suggested they explore the use of baffles and such to calm down fan noise. Rich added that they use energy saving features in other properties, e.g., City Row has natural lighting on the 4th floor, so sensors allow common area lights to go off during the day.

John Belknap asked if there is a requirement for green space in and/or around the parking area. Heather Stouder said only surface lots require accompanying green space features, not garages.

Pat Kelly asked if they will be charging apartment tenants in both buildings for parking. Yes. What is that rate? \$90-\$100 per month for the market rate apartments and maybe \$75 for affordable. They do charge City Row tenants for parking – that is all affordable units. Stone House would like to change nearby city streets to a 2-hour parking area so that their tenants don't fill up the street spots. Rich agrees that, like other new developments in the neighborhood, their tenants shouldn't be allowed to purchase city parking stickers. Ledell mentioned that she is organizing a Tenney-Lapham parking committee to address street parking issues. Rich asked if Traffic Engineering would be consulted. Heather said yes, that all street permit requests are discussed by TE, neighbors and the alder. Ledell added that she wants the committee to take a holistic look at parking. No date has yet been set for the committee's first meeting.

Marsha asked about their bike parking plan. The City has stringent requirements, so they will meet those. Heather Stouder said that the City wants them to go above and beyond the requirements.

Ledell asked if they would have a car sharing spot in the garage. They have them in a couple of their projects and this development is a candidate. It isn't automatic that you can get one,

but they would like to try. Marsha asked if they'd include an electric car charging station. Patty said that the Galaxie and other developments are putting in charging station. Patty added that it is less expensive to provide a lower powered charging station than the high-powered stations, but they are 50% slower though.

Richard Linster asked about their energy savings strategies. Rich answered that they do solar panels in a lot of their projects and since prices for the equipment are down now, they would like to include a large solar array. They need to finish building plan before committing to it though. The backside of the tower is not great due to shadows, but they could possibly be on roof of the affordable building. Seth Nowak asked if they would utilize Focus on Energy. Yes, they do and will – they want 100% LED in common areas and in the garage. Seth added that Brian Driscoll at MG&E is a contact there and has some extra money for multi-family buildings.

Pat Kelly asked if, while they construct Phase I, will they also clean up the Phase II area. Stone House will be putting in the lane to Ingersoll and will consider some clean up. It was asked if there is any chance that a music venue will be proposed for Phase II. No, not likely. Ledell added that Phase II has to go through the usual city and neighborhood process, so they can't do much with that area yet.

Evan asked if they had ideas for Phase II. They have studied it to see if they can fit more parking and a building there, but no conclusions yet. Whatever they propose, it will follow the neighborhood plan. The access lane to Ingersoll that they are putting in for Phase I will dictate what they do in Phase II a bit.

Mark Bennett said he likes the way proposed building hugs the street along E. Washington, but it is a long wall and sterile. The architecture is okay, but it is a long iteration of the same thing, particularly the office and retail facade. Paul said that in the renderings you don't see the 15' landscaping zone between the sidewalk and the building – there will be pods of activity, seating, planting, etc. Mark added that it feels like a building with no context to the entire neighborhood. It is only a half-block, but could be better. A discussion of the contrasting exterior colors at the Ovation ensued – some think the color there won't look good in a few years. Mark thinks those colors are too random.

Evan asked about the exterior materials – are some brick? Paul said some brick could be used. He suggested they might use the same material in some of the tower and base to tie the together, but that is TBD. They want a warmer look than the Galaxie and Constellation. Stone on the bottom that is reflective of Breese Stevens is a possibility. Marsha added that using a rough edge stone strip like Breese Stevens stone could look cool.

Bob Shaw asked why would he choose this apartment building if he were an Epic employee. They answered that they have a better management record – their renewal rates are great – they have 1st class finishes and their 11th floor community room will be a great feature, and they will have an exercise room. John Belknap suggested they might need to appeal to Exact Sciences employees too.

Pat Kelly asked if they would add street lighting. They said that the townhouse porches and ambient window lighting would help. Patty asked if the city would require more and/or new street lamps. Heather Stouder said that UDC and Engineering collaborate to provide input concerning lighting on development proposals. For example, the Constellation wanted

contemporary street lighting, but the City allowed only the green classic lights that are now there. Sometimes, down-lighting is also included in landscaping plans that the city reviews. UDC will review the total lighting package.

Patty asked if the city will come in and add city lighting in the process. Heather says that is likely – she will have to touch base with Engineering.

Bob Shaw asked how long the project would take to build. They expect it will take 14 months and will be open in the summer of 2017.

Marsha Cannon asked if the Red Caboose Day Care Center would still be considered since it was for their original Dairy proposal. Rich said it was perhaps possible for Phase II, but not in Phase I. Marsha asked how commercial entities that involve frequent in/out car traffic (coffee shop, etc.) would that be accommodated. The parking garage will have controlled/ticketed access for the commercial/retail spots.

Pat Kelly said that she thinks it is dark along E. Mifflin – she wants city lampposts to be required. Mark Bennett asked if it was possible to get a rendering from a street level perspective on E. Wash. Yes, but they would like to get more landscaping and activated spaces in the renderings to liven up the images.

Ledell stressed that care of landscaping makes a big difference and she commended Stone House for having landscaping that is well cared for in their existing projects.

Marsha Cannon said that City Row has different colors on the exterior and asked what those are made of – cement board. She likes it, but wonders if they are colored all the way through. No, but they are usually factory painted, so durable. The color has a 10 to 15-year finish guarantee. Marsha thinks that the side that faces the neighborhood in this proposal needs to be soft, like City Row. They agreed – the current renderings are just a concept and they are struggling on how the 2 buildings need to relate to each other and their surroundings. Pat Kelly added that the people in the meeting room will see the Mifflin side, so she would like to see their solution before they submit to the City. Stone House agrees. Rebecca Cuningham added that even a lego block design can look okay with right material.

Patrick Heck says that he is no architect, but he thinks that the tower design looks like a UW dorm.

Mark Bennett asks if they can soften the “intersection” mid-block where the lane from Brearly to Ingersoll intersects the mid-block lane? He thinks cars and bikes won’t be able to see traffic or pedestrians. Perhaps a stop sign will be needed. Stone House says that they will investigate that, but that there will be a gate from the parking ramp too – so cars won’t be flying out into the intersection. There might be a garage door that opens up as you approach, further slowing traffic. They will look into other options.

John Belknap asks if there will be a gate to the parking garage to prevent Breese Stevens patrons from using it. Yes there will be a controlled gate.

Rich clarifies that the mid-block cut-through lane will not be super public. Traffic won’t be prohibited, but it won’t be encouraged. It is mainly for the benefit of the affordable housing tenants for walking to E. Washington without having to go to Brearly or Ingersoll. There will

be a sidewalk.

Rebecca mentioned that the intersection of Ingersoll and Mifflin is tricky. Site lines are not good. They should be aware of that.

Bob Shaw asked if they will provide parking for Breese Stevens events. They would like to use their 150 commercial spaces for that purpose on weekends and evenings.

Marsha Cannon asked about their plans for the retail space. They hope to have a restaurant on the N. Brearly and E. Washington corner with an outdoor seating area. They are not at the point where they are marketing the space yet, so have no tenant yet in mind.

Evan Wedell asked if they had considered using ground source heating. Their plan is to use a water-based, mixed heat pump system. They would like to explore geothermal though.

Mark Bennett asked if they have someone in mind for the office space. Yes, they are talking to two entities.

Marsha asked if they have considered solar awnings that provide solar arrays and shade. Paul said they would consider these types of things, but Rich said they are aesthetically not the direction they want to go, but there is a ton of stuff out there to explore though.

The discussion ended with Stone House reiterating that they would like to meet again with the Steering Committee prior to the 4 November UDC meeting. All agreed and Stone House will have updated architecture and a further developed proposal by that time.

Patrick Heck will work with Stone House on scheduling that meeting.