

Notes

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

28 Oct. 2015, City Row Community Room, 614 E. Johnson St.

Attendees --

Patrick Heck, TLNA Development Committee Chair
Patty Prime, TLNA President
Ledell Zellers, District 2 Alder
Stone House Development Team: Rich Arneson, Helen Bradbury, Paul Raisleger
Neighbors: Mark Bennett, Pat Kelly, Richard Linster, Bob Shaw, Karla Handel, Pat Kelly, Anne Arneson

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

- a. Applications for the Wisconsin Housing and Economic Development Authority (WHEDA) affordable housing fund are due 29 January 2016; this is a major source of funding for the affordable housing component of the proposal.
- b. Stone House submitted to City Planning on 21 Oct.
- c. The initial formal presentation to the Urban Design Commission is not yet set and it is not clear that it will be necessary. They presented once informally to UDC on 16 September, so they may go directly to a formal presentation. Date is TBD.
- d. Plan Commission would be 11 January 2016 if the schedule holds.
- e. Any final consideration needed by UDC would then be at the first UDC meeting after the Plan Commission approval.
- f. Final zoning and proposal approval would then be complete, but there is a possibility of referral to the 25 January Plan Commission meeting if needed.
- g. Stone House hopes to have their TIF application formally submitted as soon as possible; the City's TIF coordinator is currently looking it over. They hope for Common Council approval in January with Board of Estimates approval coming earlier

Other milestones and information:

- a. Just today, Stone House closed on the land for Phase I and Phase II, excluding the CarX property.
- b. Stone House has been approved for \$1 million from the Mayor's affordable housing.
- c. They haven't chosen a contractor yet, but have been working with Stevens construction on pricing.

The presentation slides tonight contains a similar proposal to the one that was submitted to UDC, but some of it has evolved as will be shown.

Pat Kelly asks their demolition schedule and if it will impact Lapham School. Rich Arneson

says that it is a 12-month project, so they need to get underway, so there will be demolition during the school year. They anticipate demolition shortly after full approval – in March/April 2015 followed by pile driving in April/May. Pat asks if the school can be accommodated. They can pile drive only during the work week, but the footprint of the high rise is smaller than the Galaxie, for instance, so the pile driving shouldn't last as long. Bob Show mentions that the police were called when the Galaxie pile driving started too early – as early as 6:00am. Alder Zellers said that 7:00 is the earliest allowed, so neighbors should let her know if it starts earlier.

Pat asks if they will write a letter to Lapham School to let them know of the pile-driving schedule, so that they can plan accordingly if possible. Helen Bradbury said that the schedule will be known, so they can do that. She added that the construction workers will be able to park on the Phase II parcel, so wouldn't be parking on the street.

Stone House says that overall, the proposal hasn't changed significantly. They are still working with CarX to relocate into Phase I and they are still working on the size and articulation of the building exteriors.

They now have different masonry on the retail and commercial space at the tower base – it is smoother, but has cut rock strips to tie into Breese Stephens Field. There are vertical tan areas of masonry, aka brick, up the tower, but they are still working on the design. The much lighter area is a smooth metal panel and provides background for the masonry elements. They have added some balconies on some lower tower floors, added some indented balconies and some balconies that are 3' in and 3' out of the eternal wall, creating horizontal variation in the facade. There is more glass on the tower corner that faces the state capitol building. Some commercial residents may need outdoor space, so they added some balcony space in relief on the commercial façade.

The glass corners towards the capitol building will be living rooms with the adjacent balconies belonging to the same units. There are glass-walled balconies on the corner of Ingersoll and E. Washington. Even from the 2nd floor of the Madison Dairy there are great views of Breese Stephens and the Capitol, so the units facing that side should have good views. They could have accent colors in some places, but that is TBD.

Patty Prime asked if UDC will weigh in on all of this – yes, they will.

Patrick Heck notes that the ground floor canopies above the retail spaces help the building's appearance. Paul Raisleger adds that they hope to activate the retail space exteriors with seating areas, landscaping and additional design work.

The proposed 11th floor community room would include a board-type room that would hold up to 50 people and would be a dedicated board/meeting space for the commercial tenants.

They are currently planning to make the mid-block driveway and lane on E. Washington an entrance only, so only right turns off of E. Washington and no exiting. This would minimize traffic in the retail area and be safer for pedestrians.

Patrick Heck mentions that a TLNA Council member has suggested that TLNA might not want to support the zoning variance required for the 11th floor community room unless the neighborhood has public access to it. Rich says that they can't allow public access due to security concerns. They can't let non-residents have access to each floor. Stone House is very

open TLNA reserving the boardroom for meetings.

The exterior design for the 4-story building that will contain mostly affordable housing has been much further developed. They shrunk the parking garage by reducing the parking stall sizes, but they still meet city stall size requirements. They still have 358 parking stalls, but the overall reduction of the garage size has allowed them to improve the E. Mifflin façade. They have pulled the building back 11' from the sidewalk rather than the required 5' and added horizontal variations. The project's landscaping designer, Ken Saiki Design, is working to make the green areas varied and attractive. The 9 affordable 3-bedroom townhouse units are now along E. Mifflin rather than on N. Brearly. They will have individual entrances. The currently proposed design may not remain due to expense, but most agree it looks quite nice. UDC told Stone House that there are no strong visual cues for this block, so having a contemporary design is not necessarily impossible from UDC's perspective. They may need to simplify the ins and outs of the façade to save on cost. The floors on the 1st floor of the affordable building are about 18" above ground. Pat Kelly says she thinks those might be too low with the large windows, lessening privacy too much.

The parking garage rooftop will have 8' x 4' raised beds for tenants to raise vegetables if they like. Some might be ornamental, but they convert to vegetable beds if demand is sufficient.

No changes have been made to the ground floor design other than the garage area shrinking and the changes to the exterior of the affordable building. There will be a lot of bike parking in the garage, meeting city requirements. Tenants can also put bikes into wall racks in front of their parking stalls, but those bike spots do not count towards satisfying city requirements for number of bike stalls.

Karla Handel said she likes the southwest facing side towards the Capitol that has a lot of windows. The white balconies further down the building look like dorms or an older UW building. Paul Raisleger said that the balconies won't be white, but they left them white in the rendering because choosing a color might prejudice our interpretation. Patty Prime agrees with Karla – she likes the corner that now has large windows. She thinks the beige vertical element is bland though. Helen Bradbury said that she doesn't want charcoal and beige. Paul said that he didn't render the color very well – more of a champagne color is a possibility, but not a brown. The white pieces on the balconies could possibly be glass or wire. Rich added that doesn't like the wire idea.

Richard Linster asked if the top floor could possibly tie in better with the bottom of the building - overall, too much beige. Patty Prime noted that UDC will give feedback on the design, so it will likely change. Richard added that he also likes the Brearly St. side; the contrast with the brickwork is good. Patty asked if maybe an element of the same color as the base could be continued above. Yes, it could.

Mark Bennett said he would like to be tricked into thinking it was 2 towers rather than 1. Rich said that at Arbor Crossing they did that. Mark thinks it needs to have more of a broken up look rather than one smooth façade.

Patrick Heck asked if the 11th floor community room was taller than the other floors. Yes, it is 1' taller than floor beneath it.

It was mentioned that the side above the proposed CarX location will have more windows than

depicted in the renderings.

Patrick suggested that the bank of white balconies on the front could have a more vertical than horizontal extent. Paul said he found the banks of balconies to appear vertical, but reorienting them was a worth playing with.

Pat Kelly asked if there would be more trees along E. Mifflin that depicted. Stone House said that the City may require streetlights in the parking, but they are always open to more trees if possible. Ledell asked if they can save the existing street trees. They will work with UDC and save what they can. Pat added that their chosen landscaping can and should break up the flatness of the buildings. Paul Raisleger said that the Fire Dept. does look at how big trees are, which is another consideration. They will try to bury the power lines if possible.

Mark Bennett says he would prefer it if the building hugged the sidewalk - it feels protective. He thinks the difference between 5' and 10' of setback is not noticeable. He also likes the low to the ground aspect of the affordable building's first floor. He wants livable space outside too – like City Row – with patios, etc. He thinks that a good example of this is the Dayton St. side of Domain – the entrances are nice. It is a design philosophy and opinion. Ledell said that she thinks it is not so urban here, so on Mifflin it does not necessarily need to hug the sidewalk. Patty Prime and Richard Linster agreed with the activation idea for the sidewalk and setback areas.

Stone House said that they still believe that CarX will be a part of the Phase I development. – They are still talking numbers and negotiating the details. It was asked how their TIF application is going. Joe Gromacke, the City's TIF coordinator, is currently reviewing their application.

Bob Shaw mentioned that there was an article about WHEDA grants in the Milwaukee Journal Sentinel. Stone House said that they won't hear about their WHEDA application until the end of April or beginning of May 2016. Patrick Heck asked why they would break ground before they had verification of their WHEDA funding. Rich said they would go ahead with the tower regardless and if the WHEDA funding was not approved, they would either try again or revisit the rest of the proposal. They are confident that they will get the funding though.

Rich said that one of their likely commercial tenants has 60 employees. The other large commercial tenant is close to being confirmed.

The meeting wrapped up with Patrick Heck saying he would draft a Steering Committee report and circulate it to committee members for comments. Eventually, that report will go to TLNA Council who will then decide on a level of support for the Phase I proposal.

It is anticipated that the Steering Committee could meet again as further design elements are brought forward and if the proposal should substantially change/evolve. The Committee can meet and contribute even after it has issued its report to TLNA Council.