

January 7, 2016

Re: Stone House Development Phase I Proposal for the Madison Dairy Site

To Madison Plan Commission:

The Tenney-Lapham Neighborhood Association (TLNA) Council has considered the Phase I proposal by Stone House Development for a portion of the Madison Dairy site. On December 10, 2015, TLNA Council voted unanimously to support the proposal, although detailed below are several items of concern that TLNA prefers be addressed as the proposal moves forward.

TLNA hopes that readers will investigate and appreciate the opinions of all involved, including the proposal's TLNA Steering Committee and other neighborhood input, all available at our development website: <http://www.tenneylapham.org/development.html>.

We appreciate the willingness of the development team to meet multiple times with the Steering Committee and with TLNA Council. Their willingness to listen to and address neighborhood input was helpful. Throughout the process, they produced building renderings, shadow studies and perspectives as requested by the Steering Committee.

Following are aspects of the proposal that the TLNA Council and neighborhood find **favorable to the neighborhood**:

- Generally follows city zoning and Urban Design District-8 guidelines with permitted conditional uses and generally follows the Tenney-Lapham Neighborhood Plan. The permitted conditional uses, the deviation from the Plan that puts residential units on the E. Washington half of the block and the UDD-8 change that allows an 11th floor community space are all supported.
- Improves a property that all consider to be blighted and underutilized.
- Provides much needed affordable housing in Tenney-Lapham, particularly in the lower CMI range.
- Provides additional students for Lapham School via the larger units in the affordable housing component that are targeted towards families.
- Exterior façade differential between the E. Washington building and the affordable building enhances the visual appearance.
- Individual entryways for the outer first floor units in the affordable building.
- Large community spaces on the roof of the parking garage and atop the apartment tower with the former including raised bed garden areas for tenants in the affordable building.
- Developer will allow TLNA to reserve the community space atop the apartment tower, thereby providing a benefit that the entire neighborhood can enjoy.
- Parking garage is not visible from the street.
- The inclusion of a parking access lane on N. Ingersoll will keep traffic off the bike boulevard and out of residential areas by providing access to the stoplight on E. Washington.
- Location of a main parking level entrance on Brearly enhances the possibility of keeping traffic off the bike boulevard and out of residential areas.
- Developer has committed to onsite resident management and to partnering with a social services agency to provide onsite support for the 3-bedroom affordable housing

units at < 30% CMI.

- Developer has expressed a desire to have an electric car-charging station and house a car-sharing spot.
- Willingness to explore the inclusion of rooftop solar panels for the electrical needs of the building's common areas and the willingness to partner with Focus on Energy.
- Developer has expressed a strong desire to pursue local entities for the commercial and retail spaces. Strongly supported is the inclusion of CarX.

Following are aspects of the proposal that the TLNA Council finds are **not favorable to the neighborhood and/or on which a range of opinions are held:**

- While the TLNA Council and neighborhood find the project's **affordable housing component** to be very favorable to retaining the neighborhood's diversity and range of housing types, there are concerns about **saturation of the market rate apartment market** in Tenney-Lapham and the City, as well as the impact that large numbers of market rate apartments have on the neighborhood's **affordability and economic diversity**.
- Some neighbors are comfortable with the proposal's architecture as is, but some TLNA Steering Committee and Council members find the architecture of the E. Washington **apartment tower to be aesthetically uninspired**. Some find it to look similar to a hotel or dormitory tower, although recent improvements to the tower design have alleviated some of those concerns. Additional design variations or visual vertical breaks are encouraged for the tower.
- Most feel that the exterior design of the affordable building is appropriate, while a few find the **design to be inappropriate and too modern given its proximity to Lapham School and other older buildings/homes**.
- Developer has expressed a desire to have an electric car-charging station and house a car-sharing spot. TLNA encourages there to be more of both given that **parking and traffic in the neighborhood are impacting quality of life for neighborhood residents**.
- Many neighbors are concerned about the overall **increase in traffic and parking issues** that the new housing units will bring, particularly around Lapham School. TLNA encourages the City to address these issues with a **comprehensive plan** for keeping traffic away from Lapham School and off the bike boulevard, removing incentives for owning automobiles, and increasing incentives for using mass transit and bicycles.

Should the proposal move forward, TLNA Council agrees, that in addition to the previously stated commitments by the developer, these conditions are important to the project's ability to contribute to Tenney-Lapham:

- Neighbors and/or the TLNA Steering Committee should have input on landscaping and tree planting/retention plans and the developer should save as many existing street trees as possible.

- HVAC systems for the apartments and common spaces, as well as the exhaust fan(s) for the parking level, should create minimal noise and should not negatively impact the neighbors' quality of life.
- Additional traffic generated by the building should always be discouraged from turning onto the E. Mifflin bike boulevard.
- Street parking by apartment residents should be discouraged. Residents of the proposed apartments should not have access to residential parking permits should that program be in existence or established on nearby streets.
- Bicycle parking for guests should also be provided, as well as additional exterior spots for residents. Given the proximity to the E. Mifflin bicycle boulevard, bicycle parking in general should exceed City requirements.
- Green space for tenants should be maximized on the parking garage roof, the top of the apartment tower and wherever possible on the ground floor with an eye towards maintaining green space in any future Phase II development.
- Given that the large increase in the number of apartments in the surrounding blocks has coincided with a large increase in dog waste that is not picked up, a station for depositing dog waste bags should be provided.
- All residents should use an internal, covered garbage corral that will minimize noise, odors and impact on neighbors.
- The impact of pile driving and other construction on Lapham School should be minimized and the contractors should work closely with Lapham School administration, detailing the construction schedule and impacts.

Sincerely,



Patty Prime
TLNA President