

**Notes from Neighborhood Meeting Regarding
Stone House Proposal for the 1000 Block E. Washington (eastern half)**

Wednesday, June 20, 2018 at 7:00
The Lyric Conference Room

Attendees:

Madison District 2 Alder Ledell Zellers

City of Madison – Tim Parks (Planning Division)

Stone House Development – Helen Bradbury, Rich Arneson, Kasie Setterlund

Eppstein Uhen Architects - Paul Reisleger

TLNA Council members - Patty Prime, Patrick Heck, Andy Adams, Karla Handel

Neighbors and Interested Parties: Rob Latousek, Brian McCormick, Bob Shaw, Karen Banaszak, Jeff Reinke, Nick Balazs, Lee Christensen, Curt Brink, Pat Kelly, Gail Green, Will Fenner, Jennifer Bastian, Ryan Minard, Julie Nischik, Monica Nischik, Jo Drury, John Ferguson, Michael Goglio, Shannon Goglio, Richard Linster, Lori Mooney

Alder Ledell Zellers welcomed attendees and introduced the Stone House Development Team: principals Helen Bradbury and Rich Arneson. Helen and Rich introduced Paul Reisleger, the project's architect who is with Eppstein Uhen Architects. Eppstein Uhen also designed the Lyric.

City Process for this Proposal:

Ledell introduced Tim Parks from City Planning, who will be Planning's lead on the proposal. She outlined the city process that is likely to unfold for this development proposal.

Administrative approval will be required to combine the two lots that comprise the site (the former CarX lot and the empty large lot). Urban Design Commission approval will be required, particularly with respect to the site being in Urban Design District 8. Ledell noted that the UDD-8 specific requirements have worked well for the already built developments on E. Washington. Plan Commission would not need to approve a Conditional Use if the building were all employment since it is in a Traditional Employment zoning district – employment is a permitted use. If they include other uses such as a restaurant, a residential component or retail, they would then need PC approval of a CU. They will need PC approval of a CU if the building height is over 5 stories or taller than 68'. On the E. Mifflin side, there is a 3-story height limit and a requirement that the building step up at no more than a 45-degree angle. They are allowed up to 8 stories after meeting that 45-degree step up from the rear - going up to 10 stories if they meet one of several possible criteria for bonus floors. Those criteria include LEED gold certification, public plazas, shareable structured parking, an affordable housing component, and several others.

In UDD-8 floor-to-floor height maxima and total building height are based on typical residential buildings – 11' to 15' for the first floors and 9' to 12' for the upper floors. The site is zoned for employment and office buildings typically have higher floor-to-floor heights than residential, so Stone House will be seeking an ordinance change to allow for taller floors. They will still comply with the maximum height allowed – they want about 144' in total height.

The building will also need to comply with the Tenney-Lapham Neighborhood Plan, which basically mirrors the UDD-8 specifications, so not really a separate set of requirements. There will be a TLNA steering committee to work out any questions/issues and hopefully get to a yes by TLNA and the neighborhood. Ledell reminded attendees to sign in on the signup sheet and to indicate if they'd like to participate in the steering committee process. She pointed out Patrick Heck who will lead the steering committee process.

Ledell then introduced TLNA President Patty Prime who facilitated the remainder of the meeting. Stone House presented their proposal.

First Look at Proposal:

Helen Bradbury introduced Kasie Setterland, Stone House's Director of Operations. They manage everything they develop – they don't contract out building management. Helen noted that everything they are presenting is very preliminary. They want to do an office building. In the Lyric, they have 3 floors of commercial topped by 7 floors of residential. This proposed building would be all office with retail on first floor. She expanded on the earlier mention of the floor-to-floor heights being larger than in residential buildings. They understand that the variance process (changing the ordinance) starts with the alder. She said that the architect, Paul Reisleger, will take us through the design, but cautioned that attendees shouldn't get hung up on the way the building looks – it is very preliminary and they haven't settled on much yet. They are very familiar with going through the UDC, PC, and neighborhood processes so understand the need for input and how the process works. Helen said it is probably most important at this point to pay attention to the issues of building height, access to/from the site, and shadows.

Paul Reisleger outlined some of the zoning parameters. There is a 15' stepback required along E. Washington above 5 floors, so the front façade will go up 5 floors and then step back 15'. The slope of the building on E. Mifflin can't exceed 45 degrees. The FAA height limit is 160', but they will be well below that (see slides 1 and 2) – that height limit supersedes any height limit imposed by UDD-8. Slide 2 shows a comparison of this proposed building to others on E. Washington – this one would be 10 floors with an 11th floor with shared amenities, similar to the Lyric. The mechanicals would not be on top of the 11th floor – they would part of the 11th, like the Lyric.

Paul then showed a shadow study (slide 3) that includes the shadows from this building and the Lyric. Ryan commented that the shadows will abut the houses on Ingersoll. Paul agreed that there will be some shadowing on Ingersoll at some times of day, but doesn't think it will be for that long. The neighbor asked if this building will be taller than the Lyric – yes. Paul says that the shadows will pass – they aren't all day, every day of even close, but that in the front of the 1st block of Ingersoll there will be shadows. Rich Arneson said that Stone House is not trying to sugarcoat the shadowing, but he thinks it is quite minimal for a building of this size due to its narrow depth. He added that the building width doesn't go to the absolute edge of Ingersoll and is setback further from Ingersoll than required, which also reduces some of the shading there. It was noted that the top floor (11th) is also setback, which reduces the extent of the shadow some too. Ryan Minard suggested that Stone House do whatever they can to further reduce the shadows on Ingersoll. A clarification was made that there is no stepback angle requirement on the Ingersoll side – it can go more or less straight up so doesn't have to be tiered there.

Paul said that the parking structure would be similar to that of Phase I (The Lyric). The townhouse component that will be along E. Mifflin will be somewhat similar to The Breese, but the depth will be less than The Breese. They could have a 3-story townhouse-type look, but that will depend on how the project develops. The access alley between Brearly and Ingersoll was part of the Phase I agreement with the City and will remain. Helen said that as now, there will be no access (entrance/exit) directly onto E. Mifflin. The driveway location on Ingersoll for the bisecting alley will be about where it is now. They have kept open space in the area where the corner park is currently located (see grey area on slide 4). They set the building back from Ingersoll in the front to accommodate this open area, which helps with shadows on Ingersoll. It

was asked where drivers will enter the parking structure. Helen said it could be from Bready or Ingersoll via the long alley discussed earlier or from E. Washington via the 2-way mid-block alley that doesn't cut through to E. Mifflin. Ryan Minard asked if they will eliminate the parking stalls on Ingersoll. Helen said that this is a question for Tim Parks from Planning and for the Traffic Engineering Department. TE will likely want another lane from some point forward, but what that consists of will likely be determined by the City. Stone House will do whatever is required, but it could be like the earlier Summit Credit Union proposal in which the city was suggesting removing about 90' of parking stalls on the west side of Ingersoll closest to E. Washington.

Stone House anticipates 355 parking stalls. There are currently about 100 stalls in The Lyric that are available for Breese Stevens events – they have 140 apartments using that garage. Because this new high rise would be all offices, they anticipate that 200 to 250 of the new parking stalls could be available for Breese events. It is possible that there could be monthly night and weekend parking available for the neighborhood. Could there be public parking available during non-office hours? Yes. Would all of that be paid parking? Yes. Nick Balazs said that the parking doesn't help the neighborhood at all – it only helps those outside the neighborhood that are coming to events. Yes, said Helen, but during events it does keep street parking demand down in the neighborhood if visitors use the garage. Jennifer Bastian said that Stone House is taking away the parking spots on Ingersoll and also adding more traffic. Ryan added that there are 7 to 8 stalls in that first block of Ingersoll that are routinely used, plus commuters use them regularly during the day. Helen added that The Lyric parking sells out for every large Breese Stevens event, so it is used.

Paul mentioned that where there are stepbacks along E. Washington or elsewhere, there is the potential from some common area balconies/patios. They plan an open space atop the parking garage closest to the high-rise in the middle as an amenity for the retail/commercial spaces. The 11th floor rooftop will have common space. They anticipate having an outdoor rooftop deck with grills, a fireplace, seating, etc., along the lines of the Lyric's open/shared 11th floor space. Nick Balazs asked why there is no amenity space on top of the rest of the garage. They said it is possible that they could do something with that. They also said that the office building can only be so fat in depth – office tenants want windows, so the building needs to be relatively narrow in the long dimension. Even a portion of it fatter would mean some offices with no windows.

For the exterior, they lean towards brick and/or stone - something natural with windows for daylight; light is very important for a healthy office environment. He showed the remainder of the slides indicating that this was a first and rough guess – the exterior and details are subject to change.

Nick asked how many people will be working in the building. Helen said that if they have 140-160k square feet, it would be at least several hundred, but will depend on how the offices are laid out – depends on cubicle layouts, sizes, office sizes, etc. She pointed out that the ground floor is cut back along Ingersoll and that it may have a larger setback along E. Washington than The Lyric – will be like a promenade. Stone House said that the outdoor balconies in The Lyric for the office spaces are popular, so they are likely to include some of those.

More Neighbor Input/Questions:

Patty Prime encouraged more questions. She asked who of the attendees live within a couple of blocks – almost everyone raised her hand. About 8 attendees live outside that area, but in the neighborhood. 3 people did not live in the neighborhood but were interested in the proposal.

Patty reminded attendees that this meeting is just the first step – there will be a TLNA steering committee forming as a result of this meeting and they typically meet 3 to 5 times, but it can be more depending on the issues/concerns/input. The steering committee will issue a summary report and perhaps recommendations to TLNA Council. TLNA Council usually will write a letter to the City and to the developers indicating opposition, support, or sometimes a neutral stance, but will include the key feedback from the committee and TLNA Council.

Bob Shaw asked if Stone House knew who their office tenants would be. Rich Arneson said that there was no one specific yet, but there are a number of companies in the market for space that they know of or have talked to - some are quite large. They believe there is strong demand for this type of space. If you are company with 50k square feet of office needs, there is nowhere downtown; they must look further out. Stone House wants to get ahead of the curve so they will be in a position to move forward if they get prospective tenants. There are several who are already interested. Bob asked if the building could fill up with just one tenant. Rich said there are some out there that could fill it entirely, but that is TBD.

Patty Prime asked about the residential component on Mifflin. Helen said that the site is bifurcated in terms of zoning and UDD-8. The zoning determines that they will have a separate residential component along Mifflin if they have something there. Patty asked if those apartments would be market rate – probably yes. There will be maybe 9 to 12 townhouses and it could be phased construction, i.e., the townhouses could be built later. Ledell asked if they would submit the townhouse component together with the high-rise and parking structure. Rich said it was likely that they would be submitted to the City together. Helen confirmed, but added that they might not necessarily be built simultaneously. Tim Parks from City Planning noted that if the construction is phased, there would likely need to be screening done to the rear of the parking structure if it is exposed for a long period of time before the apartments are built.

Andy Adams asked if Ingersoll would provide the only entrance. Helen explained that people can drive through The Lyric garage to/from Brearily also. Ryan Minard said that people going to/from the east and north, e.g., Sun Prairie, would put a lot of traffic on Ingersoll – the Ingersoll access is likely what they will use. Helen said that like with Summit, they can explore staggered arrivals and such to keep traffic down. Ryan said that he still thinks it will be too much traffic. Jennifer Bastian added that currently at 5pm Ingersoll is backed up to their house.

Richard Linster asked about green space. Will there be some around the building's footprint? Helen pointed to the proposed open plaza at the corner of E. Washington and N. Ingersoll, but otherwise will be much like The Lyric. The roof of the parking structure will have some green space for tenants. Rich said that it is TBD what can they will put on top of the garage, but the very top of the building can have solar panels and the open space amenities that The Lyric has.

Andy Adams said that he is concerned about how traffic is going to change – he lives in the 200 block of N. Ingersoll. Rich said that they haven't formally presented this to the city yet, so haven't discussed the traffic implications. There is a lot of info from the Summit proposal concerning traffic and we can look at that (traffic study, etc.). It is likely that the City will require a right hand turn lane onto E. Washington from Ingersoll, but a traffic study will be done. It was noted that if this proposal is built, those on N. Ingersoll will see lots of traffic going to Johnson and from Gorham. Nick said that if there are 300 to 500 employees and half go east, what happens to those living on N. Ingersoll? Do they just have to get used to it? Rich said that they hope they will take Ingersoll to E. Washington – they can use signs and other methods of discouraging turning left out of the garage to go to Johnson. Nick noted that he too lives on 200

block and works across E. Washington – he thinks signage isn't going to work. Given the maybe 180' feet from the garage exit to the stoplight, it will not be possible to get 175 or 350 cars out of the garage. Helen said that going down north on Ingersoll isn't as handy as using E. Washington - Nick disagreed. Patty Prime noted that TLNA has been studying safety concerns related traffic in the neighborhood; TLNA recommends more stop signs and traffic calming in this area. If we work with the developers and City Traffic Engineering, we can put more calming in. Helen added that it is in everyone's interest to make as many people as possible use E. Washington. Ryan suggested that the City needs to change the light cycle on Ingersoll so that cars can get from Ingersoll onto E. Washington. Patty answered that Traffic Engineering manages that and they do change the cycle at times, e.g., for Breese Stevens events – could perhaps also have a change based on time of day.

Karen Banaszak said she is disappointed in their green space. She wants mature trees. Willy Street has a small park at their neighborhood entrance – she wants to keep the green space with mature trees. She thinks Stone House will have take down the mature street trees if they are required to put in a right turn lane on Ingersoll. It isn't healthy to have little green space – her disappointment in this regard is ongoing. She is also concerned about the design - why do all new buildings look a like?

Julie Nischik noted that this site originally housed Marine Corps artillery – it didn't likely have much green space then. Rich pointed out that they have mature landscaping on The Lyric front, sides and rear – there is much more green than how the property started. Stone House pointed out that the flat outside surfaces on the renderings are deceiving – they are placeholders and shouldn't be interpreted as being flat surfaces with no landscaping or green.

Julie Nischik added that they might not need a right turn lane if most who are leaving are turning left to go east. She thinks signage could help. Rich Arneson said that the City will make that call.

A neighbor asked about the height limitation for this block. Paul said that they are under the FAA height limitation. UDD-8 allows up to 8 stories with up to 2 bonus stories if certain conditions are met. He reiterated the floor-to-floor distance issue from earlier. The issue was an oversight or mistake since this site is zone commercial. Patty asked if there is a height limitation in the zoning code. Tim Parks from City Planning said yes – it is 5 stories or 68', but with a condition use they can go higher. Note: UDD-8 is an overlay and dictates the actual maximums, although conditional uses will be required over 5 stories.

Andy Adams asked about their plan for bike parking in the ramp. Paul said that there would be some on the building's perimeter, like The Lyric, and in the garage. Helen added they always do more parking than is required by the City. Andy asked if the garage bike parking would be open to the public. No – only the exterior bike parking would be – the parking garage will be secure like at The Lyric (paying customers and tenants). Rich added that on Breese Stevens concert nights it might be possible to allow bike parking inside – they will look into that. Andy suggested that Stone House should incentivize biking for employees. Ledell added that the City will require a transit demand management plan, so they will be looking at that.

Nick Balazs asked about the potential ordinance change for height limits being a change for entire neighborhood and what the implications of that were. Ledell answered that if they pursued a change for all of UDD-8, it would likely be for only the commercial sites, but she will need to talk to Alder Rummel before settling on an approach. She added that she wants to make sure

everyone understands the ramifications of a site-specific change or a change to all of UDD-8. She recognizes that the height limitations don't make sense with the TE zoning.

Jeff Reinke said that his memory is from the Summit proposal - the shadows from that study that he remembers is that homes to the east are in dark 24/7 for 2 weeks or so. Paul Reisleger said that he doesn't see that, but they will look at the studies more carefully (more times of day and dates). Rich added that he agrees – he doesn't remember the shadows being that bad, but the shadows certainly do pass over the homes and leave them dark for short periods of time. Jeff added that the neighbors suggested that the proposed Summit building be higher towards the Capitol side to help cut down on the shadowing on the homes on Ingersoll – that could help here too.

Bob Shaw asked about Stone House's timeline for the project. Helen said that they hope to start the process soon because it will be lengthy. They will first work on the possible ordinance change and move forward from there. Much of it will depend on the tenants they end up with.

Jeff Reinke issued a plea for them to design a handsome, attractive building – one that we will never tire of looking at it. He noted that the building will long outlive us – our grandchildren, and future generations will think of us partially related to how the building looks.

Shannon Goglio asked Paul to clarify the building depth and why it is the way they have designed it. Paul said that The Lyric is 90' wide, front to back, at the ends and about 75' in the middle. Because this building is for office space, it is likely to be about 90' in depth, but that is just an estimate. Because it is for office space, it will not likely to be deeper than The Lyric, but due to the need for windows discussed earlier, it can't be much wider.

Lee Christensen with Gephardt Development said that he believes that the traffic pattern on Ingersoll could end up being similar to that on N. Paterson near The Galaxie. It might be a good model if they want to know the impact. They (Gephardt) have about 60k square feet of commercial space and 244 apartments and the traffic doesn't seem to be too bad on Paterson at rush hour. Patty Prime noted that their parking ramp is also busy due to Festival Foods traffic, so she can imagine that the traffic from the proposed building could be less busy than the Paterson traffic.

Karen Banaszak made more remarks about proposed building design - most of the buildings that have gone up on East Washington are not remarkable. She prefers more interesting architecture and much better green space and features.

Richard Linster recommended that all take part in the TLNA steering committee process. He also reminded attendees that they should become members of TLNA.

Patrick Heck asked about the streetscape along Ingersoll – will it look like a parking garage? He noted that during the Summit Credit Union proposal process there was a lot of concern about street activation and screening along the parking garage side. Stone House said that they were well aware of these concerns and will be working on them as the proposal matures.

Karen asked if they anticipated that the employees of the prospective tenants would be from Madison or new to the area. Rich said that some could be from elsewhere, but it was TBD. Some tenants could possibly be already established Madison companies that want to expand, or

some could possibly be from out of state, but none of that is certain yet since they haven't signed any office tenants yet.

Andy Adams asked if Epstein Uhen designed The Lyric. Yes, and they will do this building too. Helen noted that the new American Family/Starting Block building that Epstein Uhen also designed already looks like Lyric, so she anticipates this one will not be all the same. She likes that it could be related, but not necessarily a twin to the others.

Ledell asked Tim Parks from City Planning if he had any further comments. Tim said that this is the first he's seen this proposal. Rich mentioned that Stone House has spoken to Heather Stouder (Director of Planning) about the proposal. Tim said that it is in its very infancy. In terms of any changes UDD-8 requirements, Planning will take some of the lead from Alder Zellers and her approach. He doesn't know, but it could take as long as 5 to 8 months to go through the entire ordinance change process. The change could be UDD-wide, could be for a subset of UDD-8, or it could site-specific – TBD. There is precedent for changing the ordinance for specific projects, but there is also some desire to make it more general. Plan Commission, Urban Design Commission, and Common Council approvals would be needed for any ordinance change. Tim also mentioned the traffic demand management study that will need to be done – it will include how the proposal will incentivize all alternatives to single-occupant vehicles and how it promotes usage of Madison Metro and biking. If they have 150k square feet of office space, there will likely be a requirement of a bare minimum of about 75 bike stalls. That does not include any requirements should there be retail space and other uses. Amenities provided to encourage bike usage will be evaluated. Some of that info has already been looked into with respect to the Summit proposal, but it is a bit outdated so will need to be updated and shared. Rich Arneson reiterated that they could possibly consider staggered start times for employees/businesses and hopes that would help with the traffic management. Tim said that they can propose it and he recommended sharing any of those ideas with the public during the neighborhood process. Traffic Engineering will look at vehicle trip estimates: when and how much usage each approach has, and what public improvements might be needed. It is too early to know, but it might not necessarily be a dedicated right turn lane at Ingersoll onto E. Washington will be the best solution – perhaps a double left turn lane onto eastbound E. Washington will be better. It could be that signal-timing changes could help – TE will evaluate the options. Rich noted that about 80 stalls are not used in The Lyric other than during Breese Stevens events, so those should be considered. Pat Kelly added that a lot of tenants appear to be parking on neighborhood streets and that during Breese Stevens events, event attendees definitely park on the streets.

Ledell noted that she won't be making any unilateral changes to UDD-8 height requirements. She will work with Alder Rummel and the neighborhood associations. She imagines that any changes will be evaluated early in the TLNA steering committee process.

Next Meeting:

The meeting wrapped up with a discussion of steering committee timing. Ledell and Stone House suggested that it wasn't too soon to schedule another meeting so that the possible ordinance change could be discussed. Stone House also said that they expected the building design to evolve enough that more input would be needed. Patrick Heck agreed to schedule the next steering committee meeting, to update the TLNA development webpages, and to notify everyone via email about the first steering committee meeting date.