

TLNA STEERING COMMITTEE MEETING

2/15/2017

700 East Johnson Street Development



700 E JOHNSON ST - 700 E Johnson LLC
Tenney-Lapham Neighborhood



Kahler Slater

KEY TAKEAWAYS from STEERING COMMITTEE

1

More Retail

2

More Vital
Streetscape

3

More Inviting and
Useable Entries

4

Building Articulation
at Plinth

5

Increased Separation
at Rear and Side Yards

6

Sustainability

7

Bike and Car
Parking

8

Affordable Housing

9

Family Housing

10

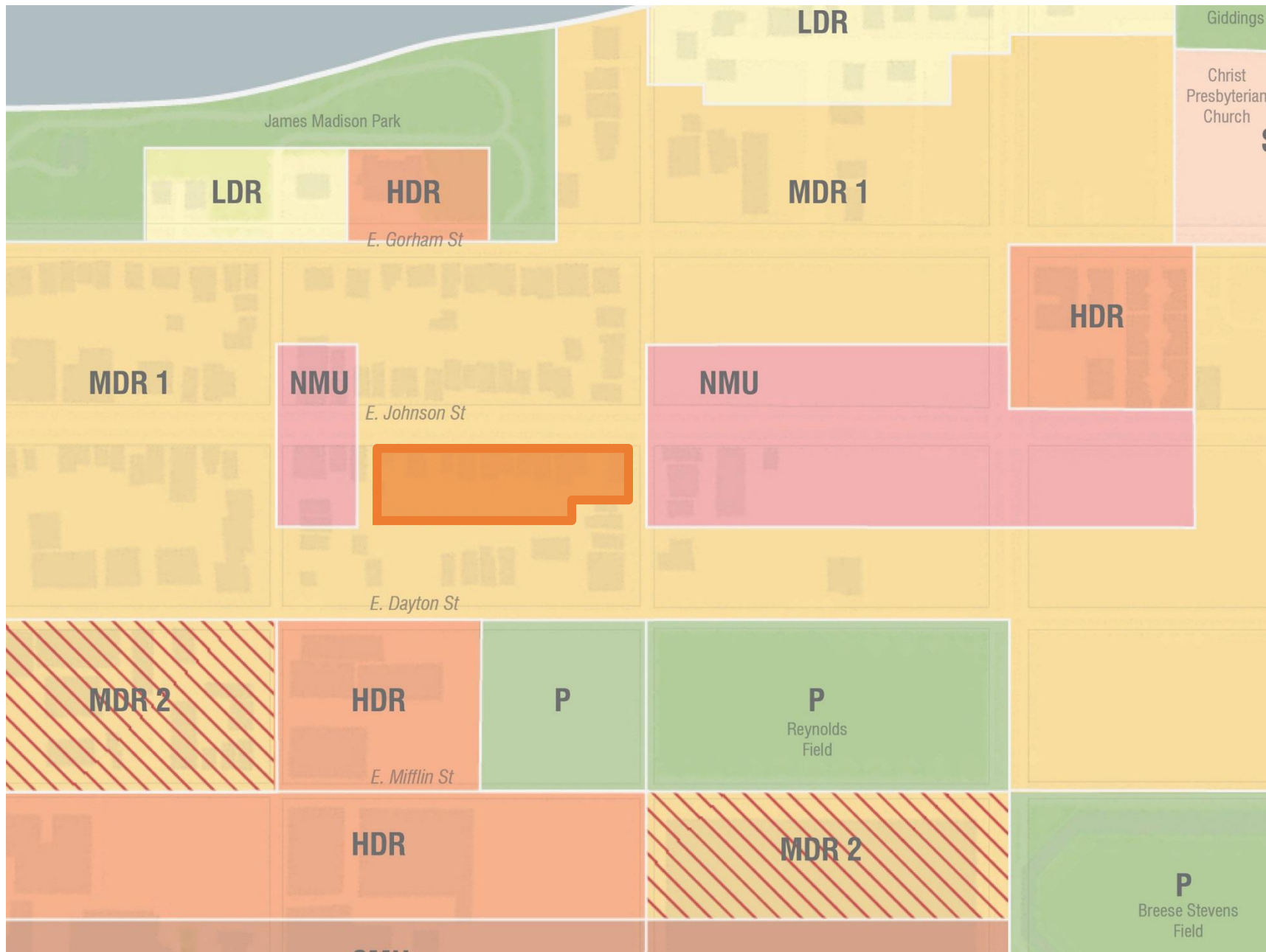
Well-Programmed
Useable Open Space

11

Plan Amendment

12

Zoning

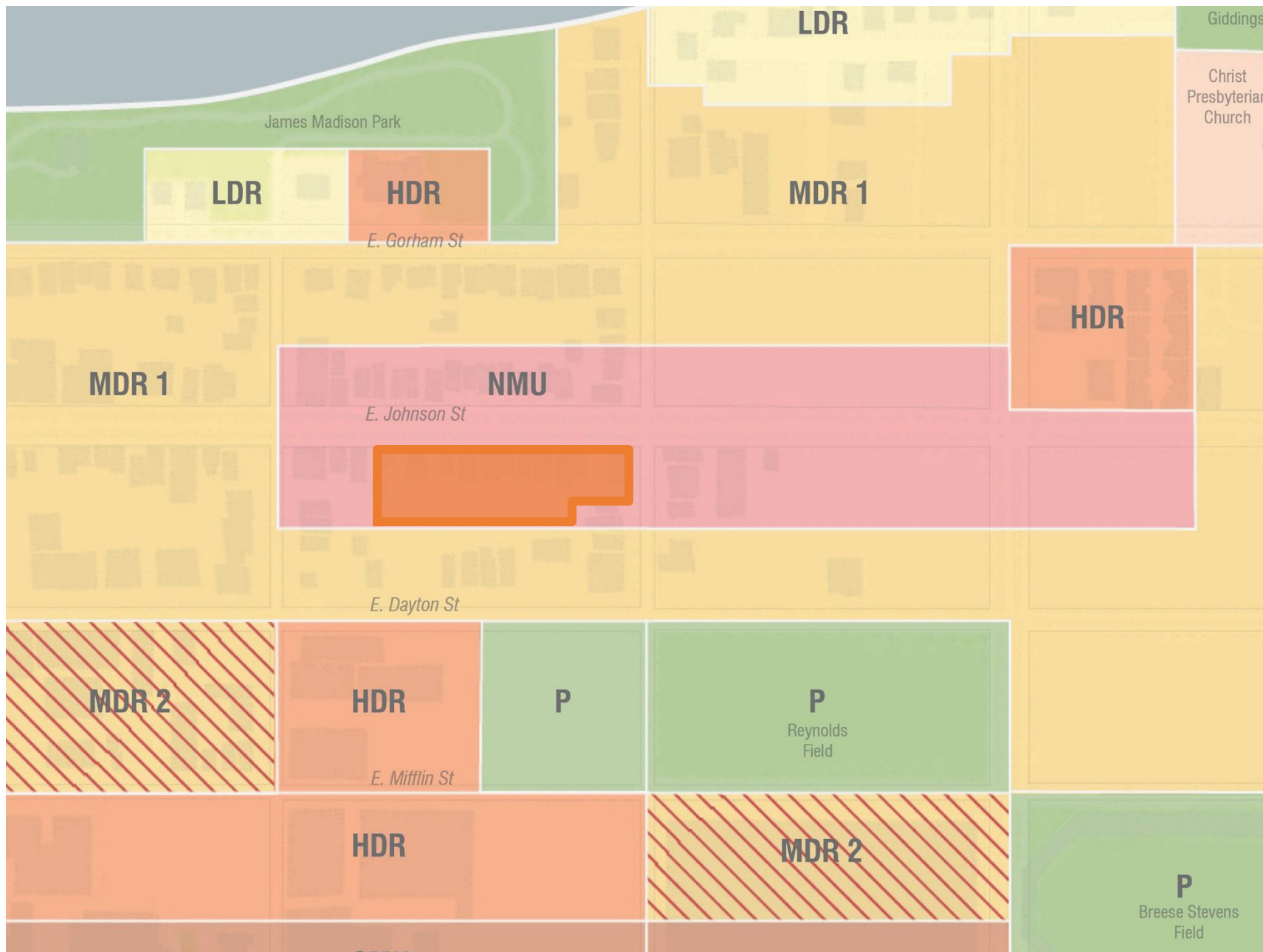


Neighborhood Plan

Original Plan

Land Use

700 E JOHNSON ST - 700 E Johnson LLC
Tenney-Lapham Neighborhood

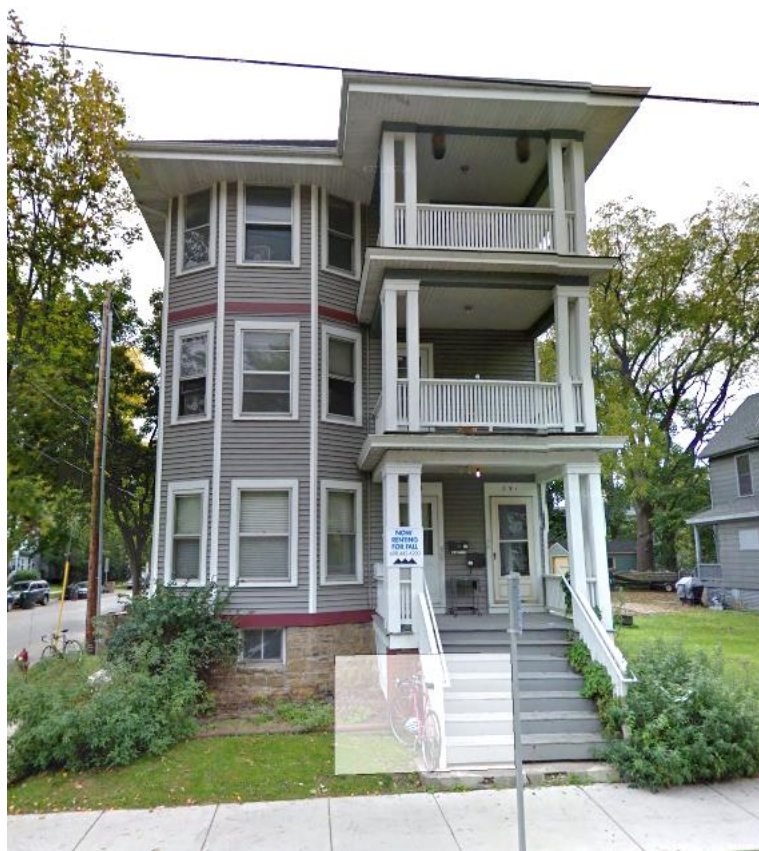


Neighborhood Plan

Proposed Land Use: NMU

- Pedestrian and transit oriented principles
- Ground floor retail with residential above
- Limited set back
- Streetscape amenities
- 3 stories

Restoration



751



727 Relocated

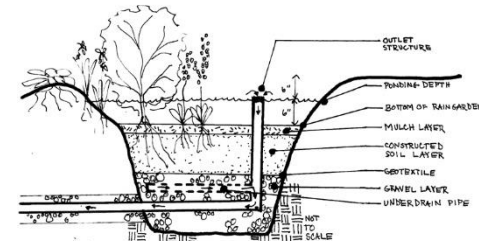
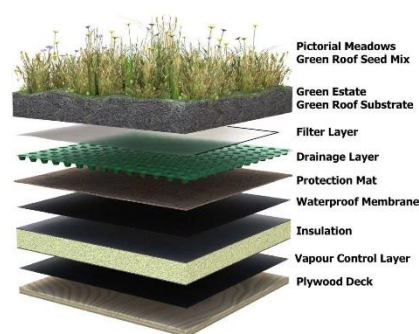


745

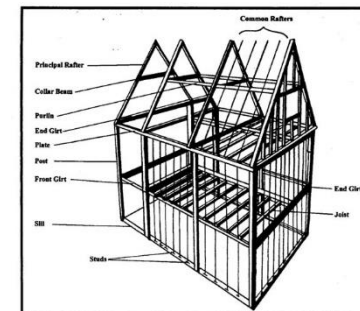
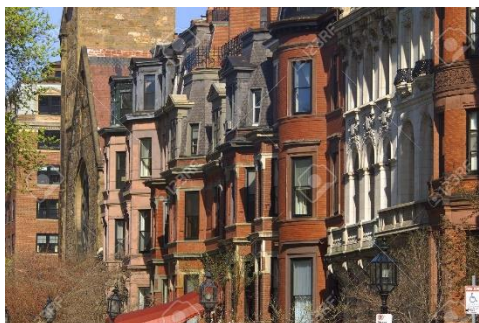
Useable Open Space



Retail, Amenities & Sustainability



Building Form

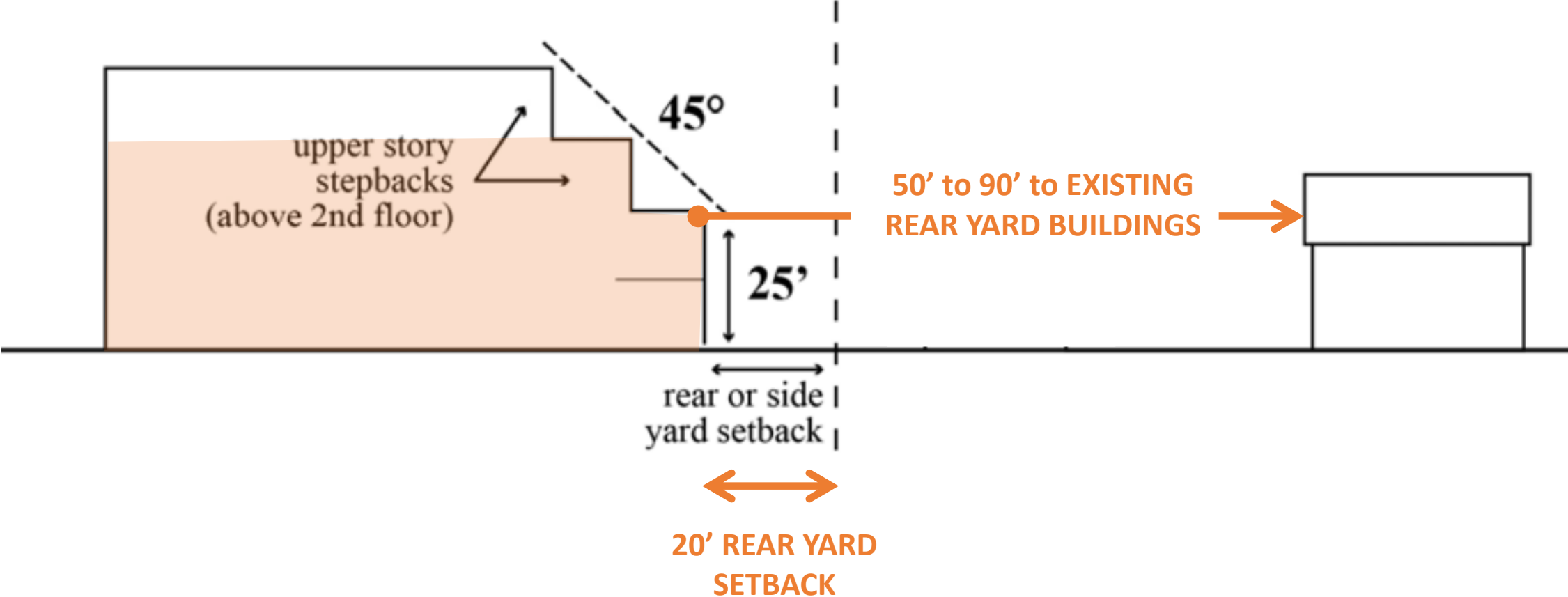


NMX Zoning

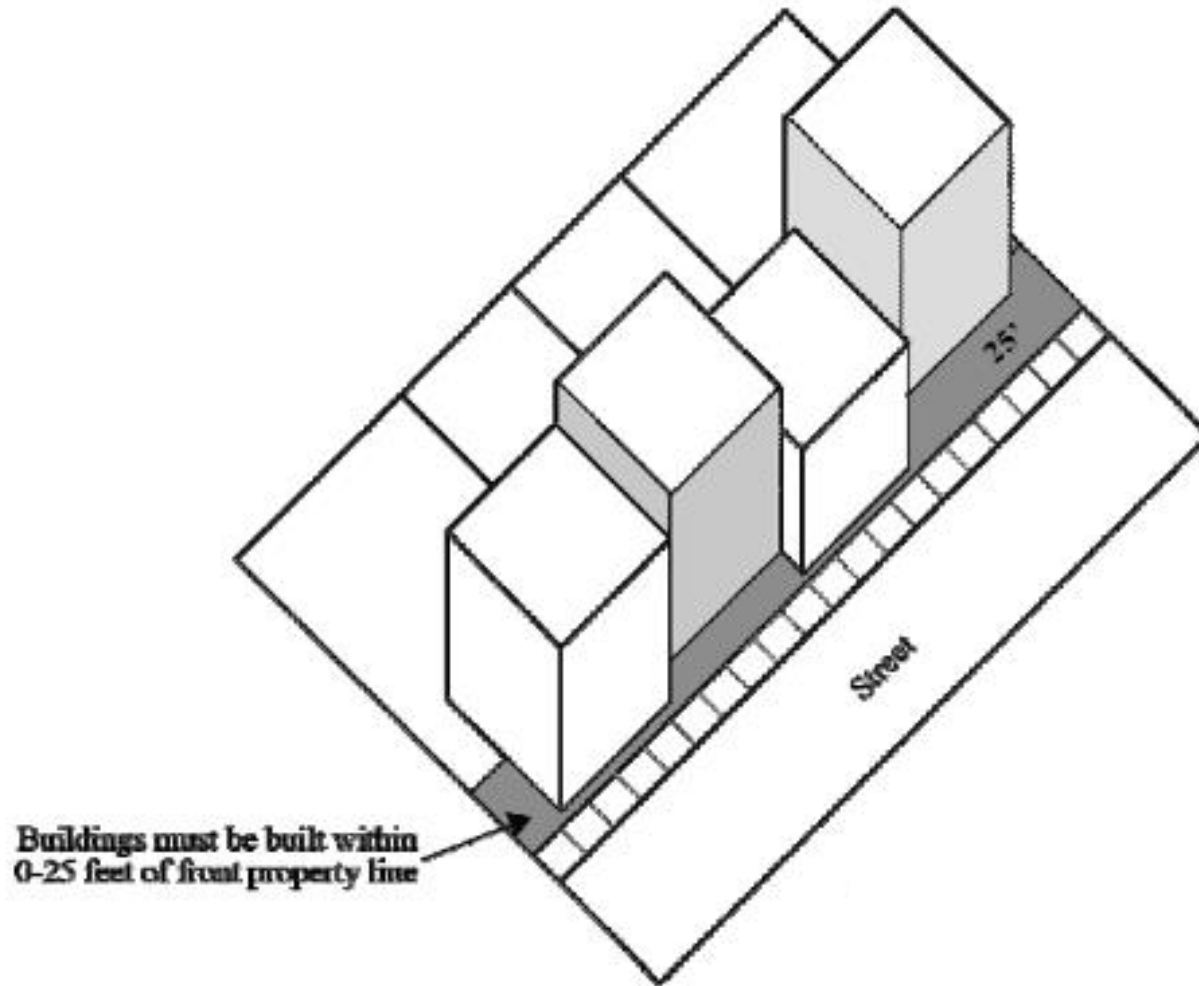
Neighborhood Mixed Use District	
Front yard setback	See (a) below
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line.	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Side yard setback: other cases (i.e., infill between party wall storefront buildings).	None unless needed for access
Rear yard setback.	20
Maximum lot coverage.	75%
Maximum height.	3 stories / 40 See (d) below
Usable open space – residential only.	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

- (a) Front Yard Setback. For buildings and additions exceeding fifty percent (50%) of floor area, the maximum front yard setback shall be twenty-five (25) feet unless designated otherwise on the zoning map. Front yard setbacks on the zoning map may be designated as a specific location (build to line) or as a range.

NMX Zoning



NMX Zoning



Buildings shall have horizontal and vertical articulation, which may include dormers, cornice detailing, recesses and projections, stepbacks of upper stories, changes in roof types and planes, building materials, and window patterns. The base of the building shall relate to the human scale, including doors and windows, texture, projections, awnings, canopies, and similar features.

DISCUSSION with CITY

1

NMX Zoning

2

Single, 1.26 acre Site

3

80 Units

4

8 Affordable Units

5

All Roof Decks and
Balconies will be Private

6

Retail is at Grade

7

Residential is raised
3.5' from sidewalk level

8

No Street
Parking Permits

9

Durable High-Quality
Materials

10

Well-Programmed
Common Open Space

11

1:1 Parking Ratio

12

Amendment & Zoning

Program

80 Units

- Studios: 10
- 1-bedrooms: 33
- 2-bedrooms: 29
- 3-bedrooms: 7
- 4-bedrooms: 1

4 Retail Suites

- A: 1600 grsf
- B: 1600 grsf
- C: 1000 grsf
- D (Existing): 1550 grsf

8 Affordable Housing Units

- 1-bedrooms: 3
- 2-bedrooms: 2
- 3-bedrooms: 2
- 4-bedrooms: 1

Parking

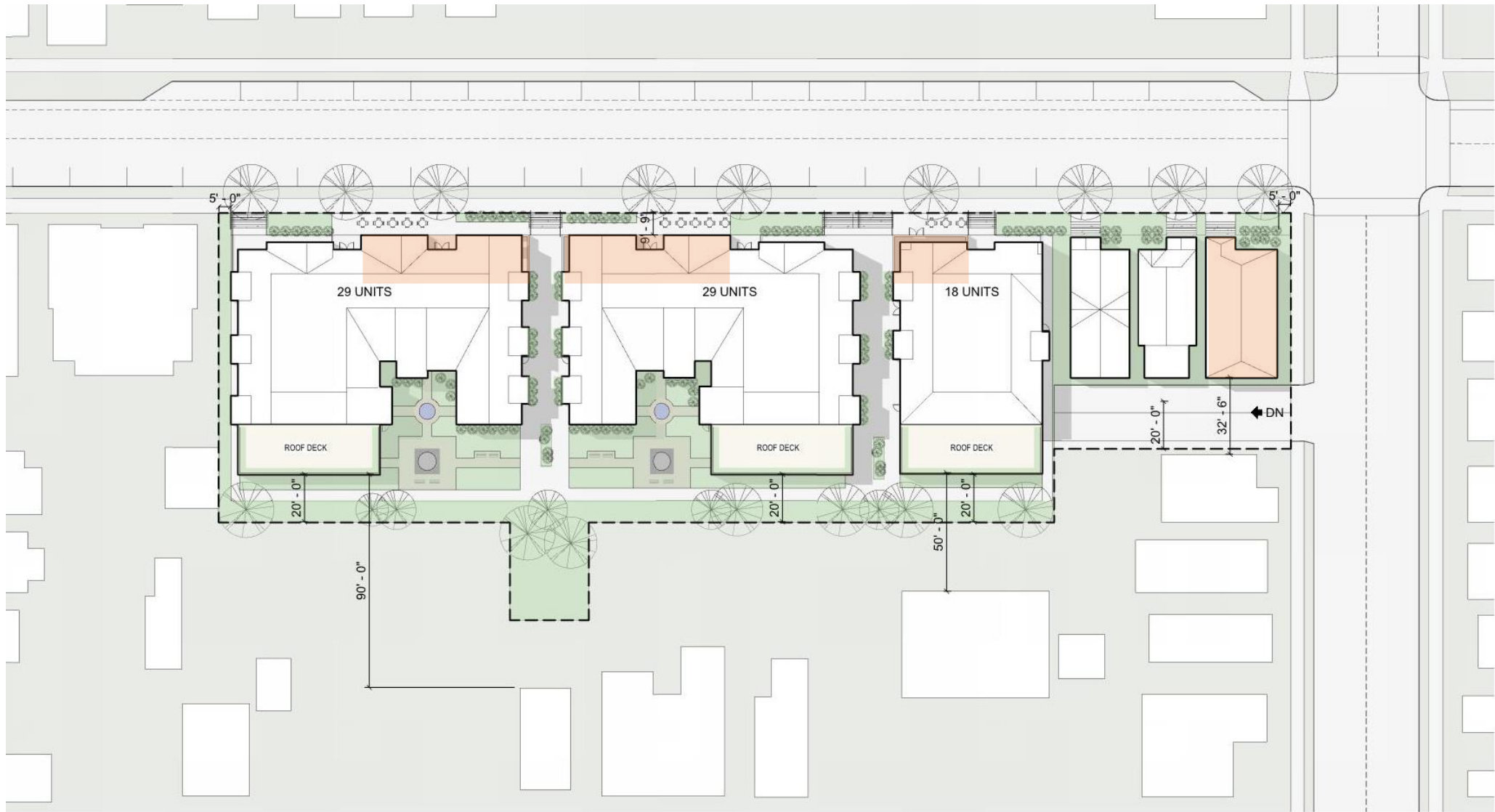
- 130 Bike Stalls
- 80 Car Parking Stalls

Useable Open Space

- 250 sf per unit (175 sf per unit req'd)

Lot Coverage

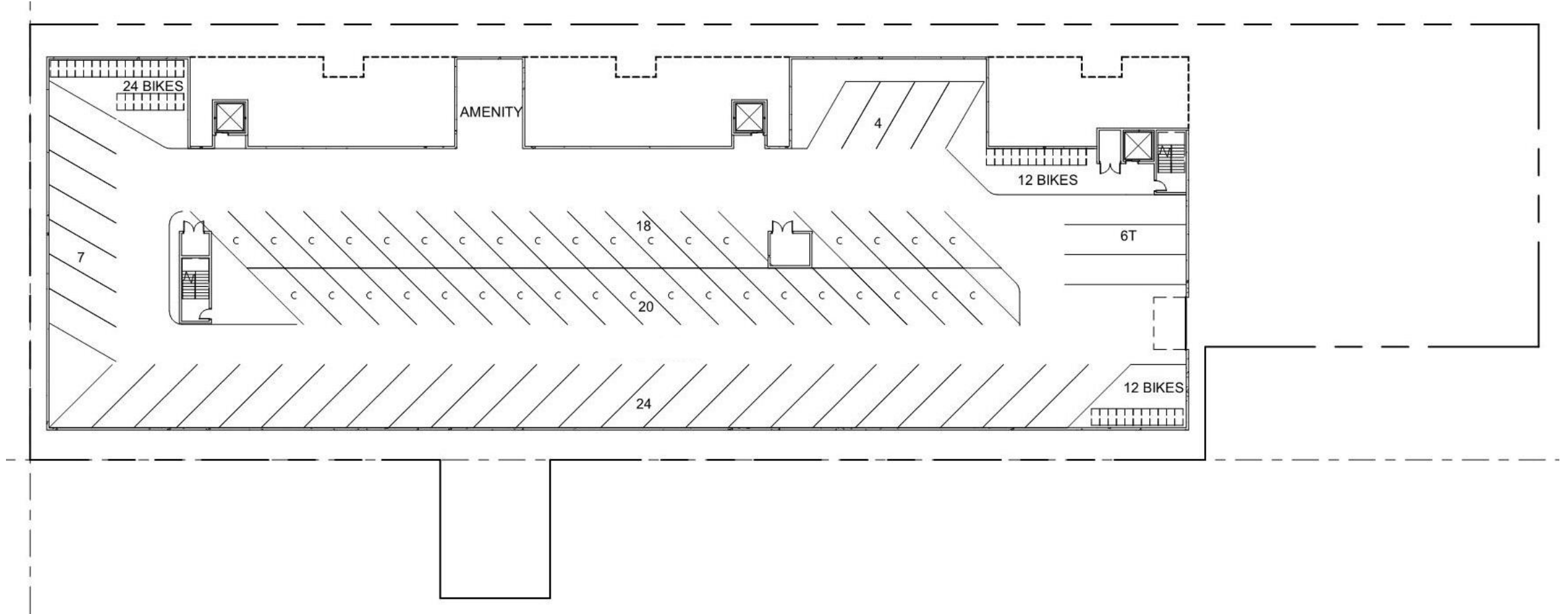
- 60% of Site (75% maximum allowed)



First Floor Plan



Lower Level Plan



Vital Streetscape

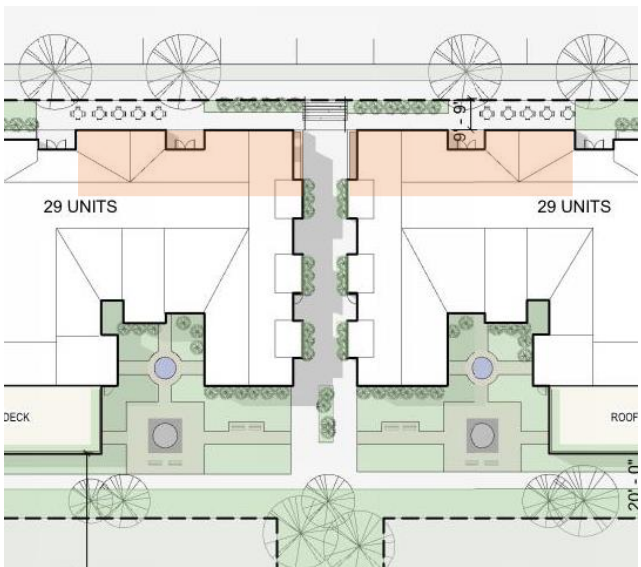


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UrbanAssets

Kahler Slater

Open Space



Street-front Articulation



Neighborhood Retail



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True Mixed-Use



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PROJECT TIMELINE and ACTION ITEMS

Steering Committee Meetings
February

TLNA Council Presentation
March 9

Submit Land Use Application
March 22

Plan Commission
May 22

Common Council
June 6

Break Ground
July

AMENDMENT of
NEIGHBORHOOD PLAN to NMU

SUPPORT of REZONING
to NMX

SUPPORT
of
PROJECT