

# TLNA STEERING COMMITTEE MEETING

3/20/2017

700 East Johnson Street



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



Kahler Slater

# 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

- 225 sf per unit

## Lot Coverage

- 60% of Site (75% maximum allowed)

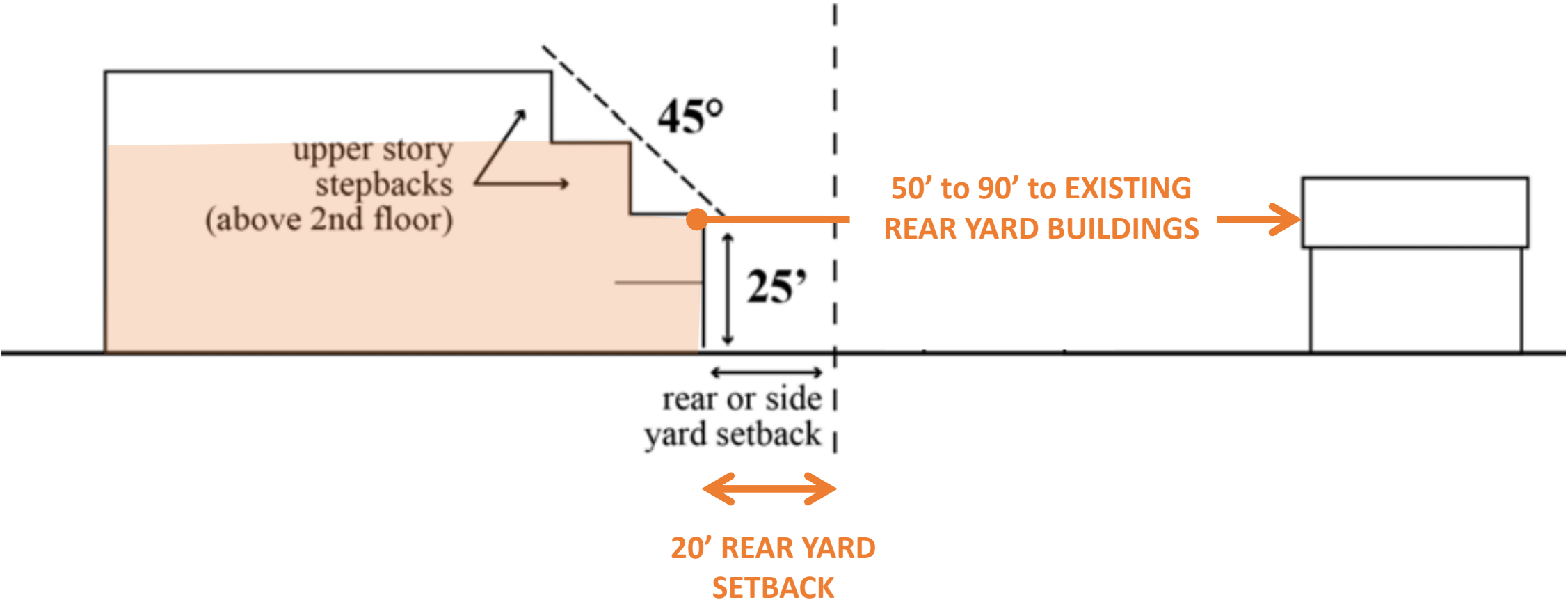


# NMX Zoning

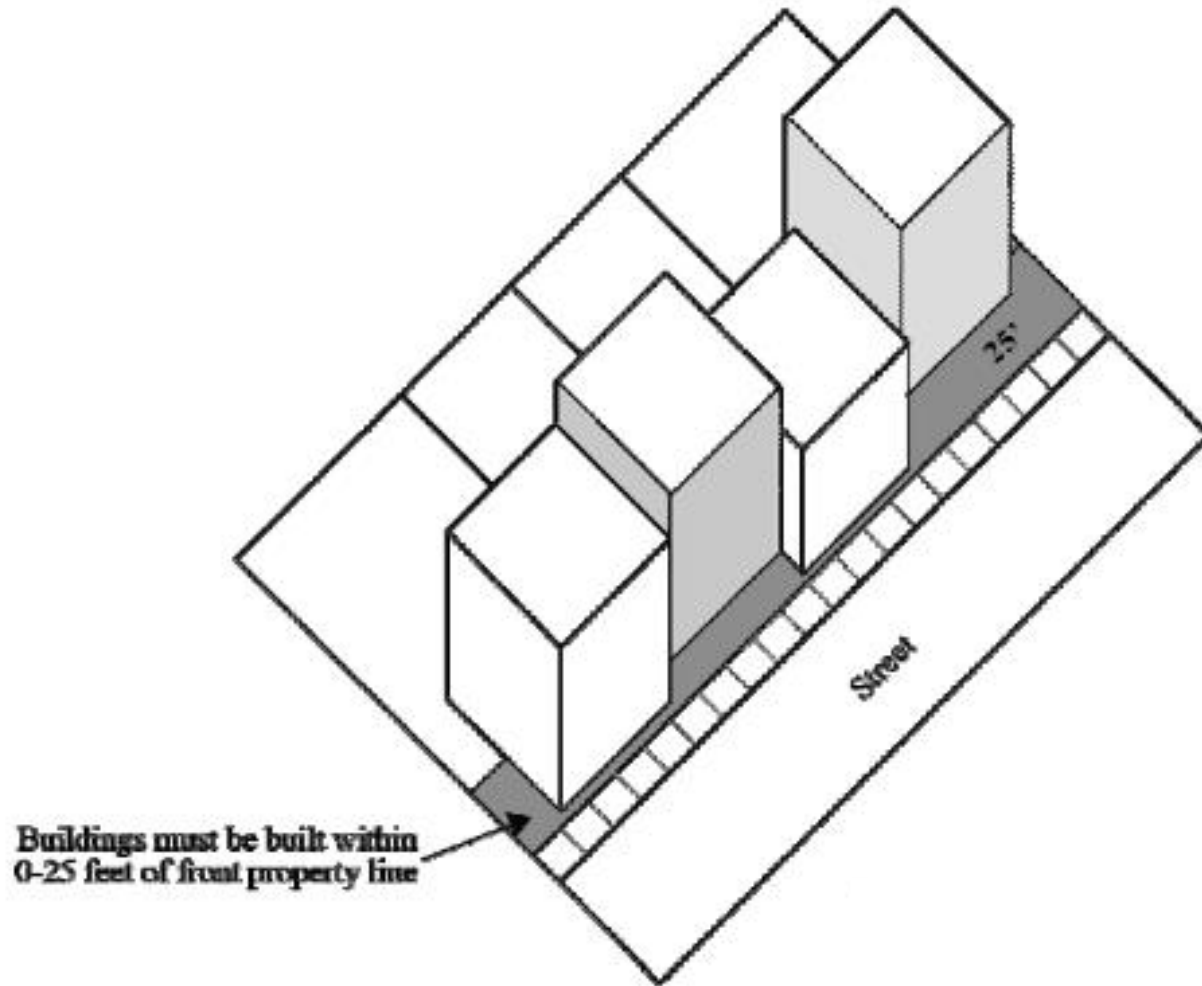
Neighborhood Mixed Use District	
Front yard setback	See (a) below
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in 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, setbacks 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.



# Vital Streetscape



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





MASONRY MODULAR BRICK  
STACK BOND  
CHAMPAGNE



EQUITONE FIBER CEMENT PANEL  
GRAY TONES



STANDING SEAM METAL



ACCENT PANELS  
ORANGE METAL PANEL  
CEDAR SHIPLAP



CABLE RAIL





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



JOHNSON ST ELEVATION



REAR ELEVATION

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



Kahler Slater



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



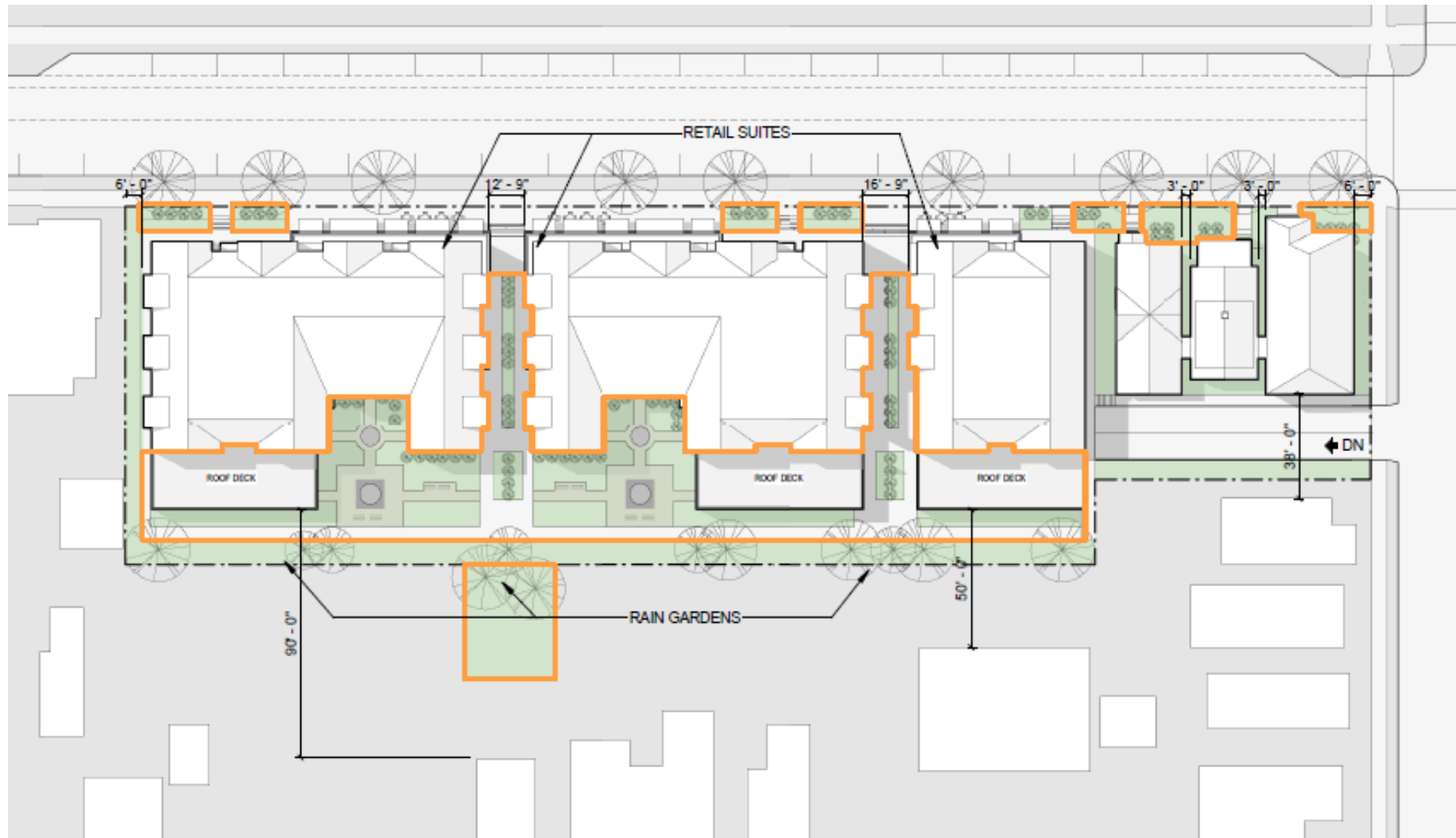
Kahler Slater

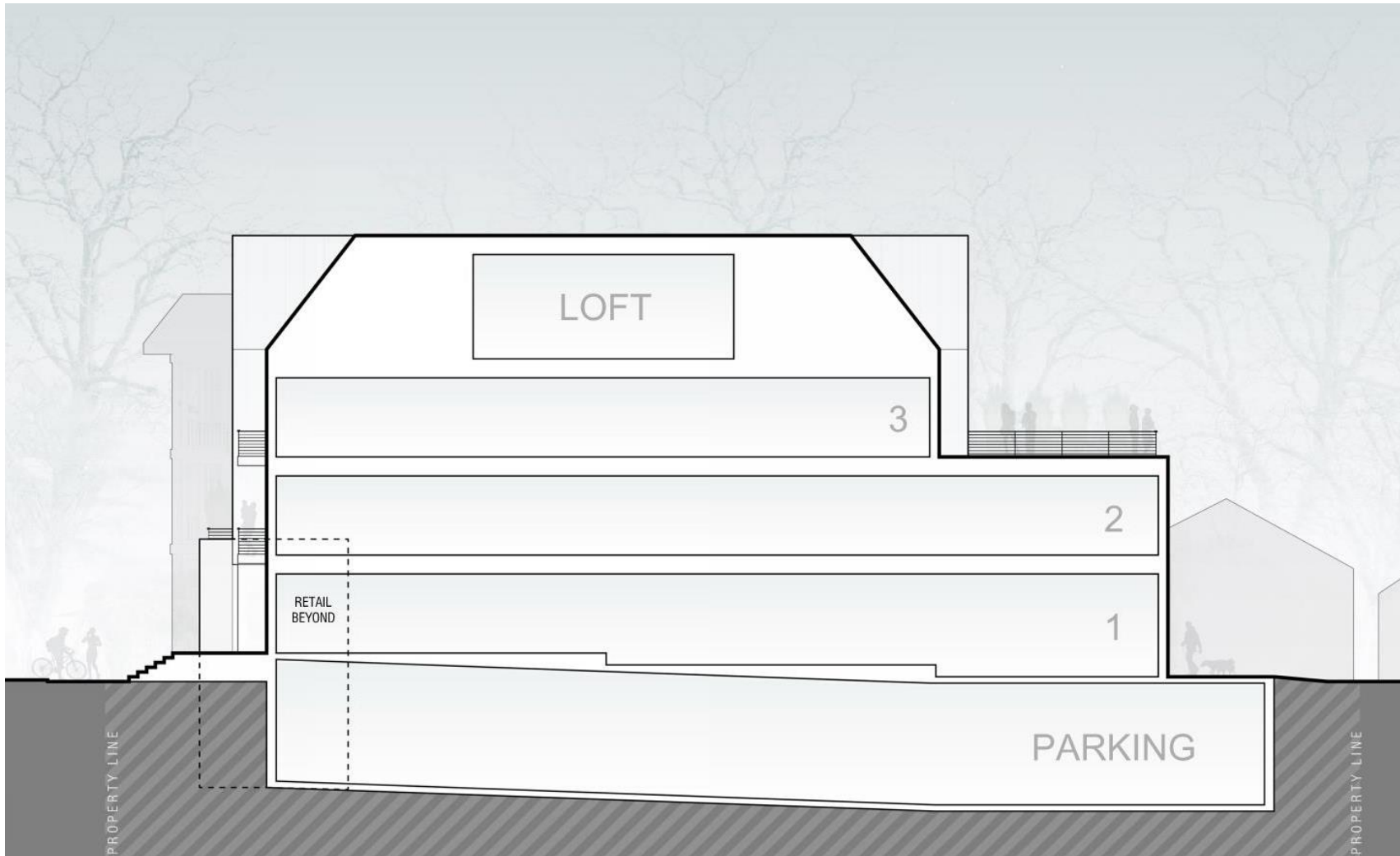


700 E JOHNSON ST - 700 E Johnson LLC  
Tenney-Lapham Neighborhood



Kahler Slater





## PROJECT TIMELINE and ACTION ITEMS

Neighborhood Meeting  
January 10

Steering Committee Meeting 1  
February 2

Steering Committee Meeting 2  
February 13

TLNA Council Meeting  
March 9

Steering Committee Meeting 3  
March 16

Steering Committee Meeting 4  
March 20

AMENDMENT of  
NEIGHBORHOOD PLAN to NMU

SUPPORT of REZONING  
to NMX



## 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

Restoration

12

Plan Amendment

## 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

Restoration

12

Plan Amendment



# RESTORATION FAMILY HOUSING AFFORDABLE HOUSING

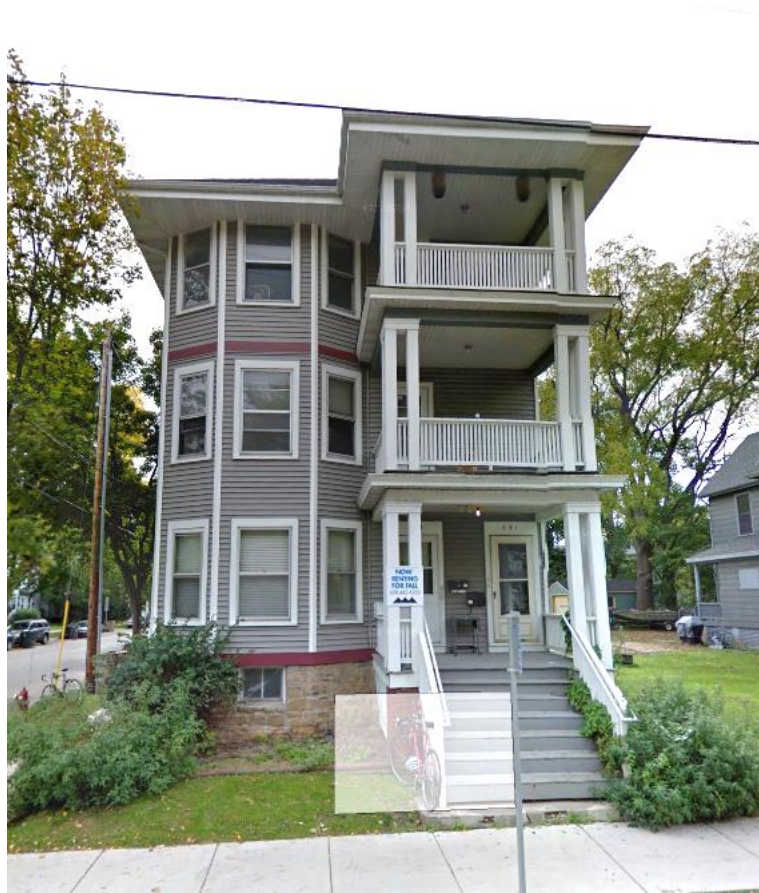
700 E JOHNSON ST - 700 E Johnson LLC  
Tenney-Lapham Neighborhood

**UrbanAssets**

**Kahler Slater**

# RESTORATION

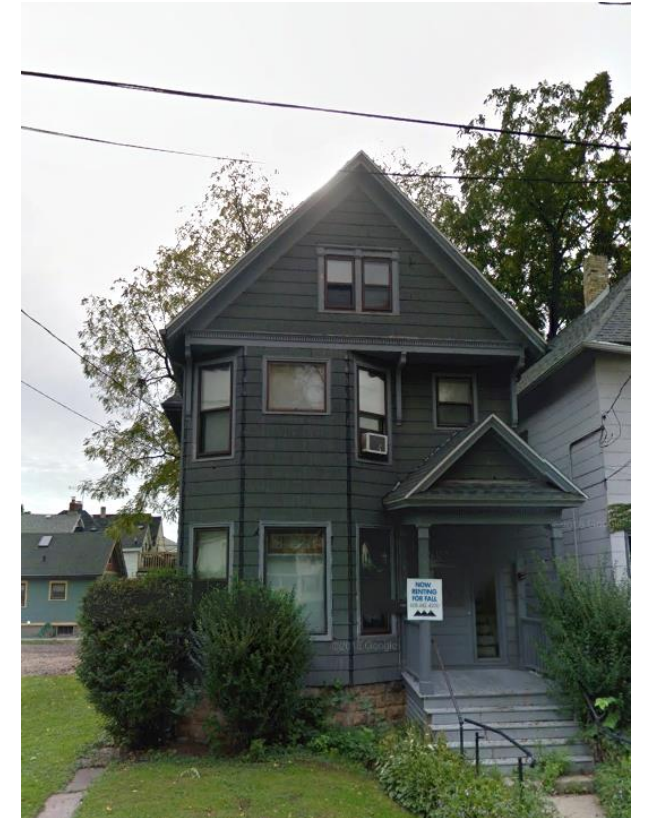
# Restoration



751



727 Relocated



745

**The buildings are falling in on their own crumbling and leaking foundations due to the high water table - effectively falling into sinkholes**

**The buildings have knob and tube wiring, asbestos and lead-pipes. They are unsafe.**



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



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



Kahler Slater



**The interiors of the buildings suffer a variety of deficiencies, including poor insulation, insufficient windows, resulting in excessively high utility costs. Making these apartments further unaffordable.**

**They have deficient roofs and siding, either missing or damaged soffits and gutters that have contributed to water damage, and chimneys in need of repair or replacement.**

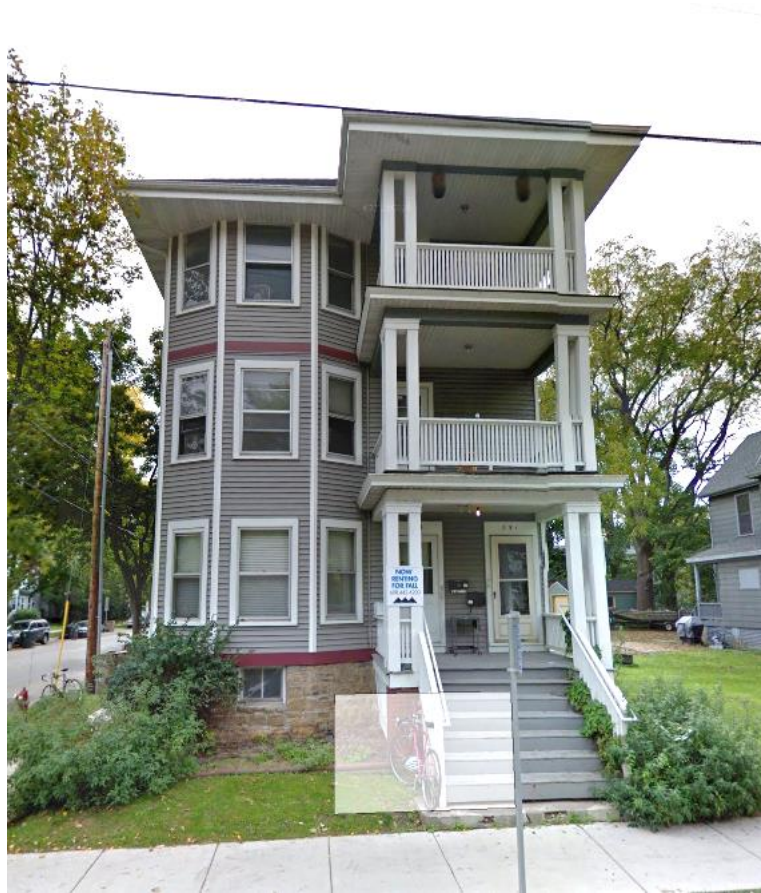






**The houses are beyond the capacity of rehabilitation. They're, through no action of the owner, unsafe. This is supported through repeated analysis and over 750 repair orders issued by the City. It is further evidenced by the fact that there are no parties interested in their relocation.**

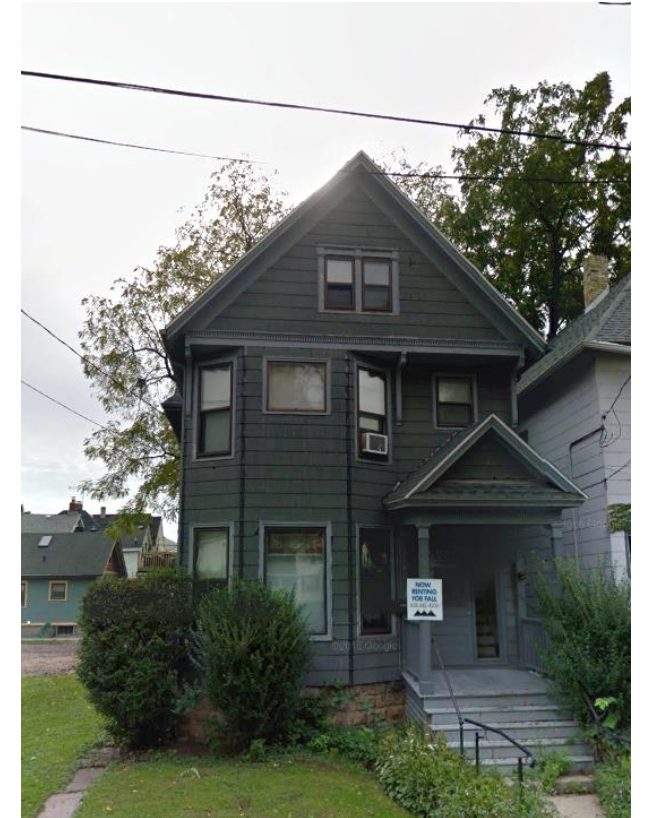
# Restoration



751



727 Relocated



745

# FAMILY HOUSING

**Originally 10% identified as family  
housing**

**Redesign to include 15%**



# AFFORDABLE HOUSING

**Of Owner's neighborhood  
holdings, over 20% of the units  
are affordable**

**Of all recently developed multi-  
family units, over 20% of them are  
affordable**

# TLNA Neighborhood Plan

**“Strengthening the vitality of the neighborhood commercial core on East Johnson Street.”** “It is important for the area to continue to support a strong residential base by providing housing opportunities such as **apartment units on the second floor of commercial buildings.**”

6000 gsf of Neighborhood Retail

# TLNA Neighborhood Plan

**“Neighborhood Shopping.** The East Johnson Street Business District, where people can shop for groceries, do their laundry, get their hair cut, buy flowers, antiques, framing, wines and spirits, and more, satisfies day-to-day needs and provides a strong sense of community.”



# TLNA Neighborhood Plan

“Wherever appropriate (on Highways 151, 113, and the East Johnson Street business district) **we will encourage mixed-use projects** in keeping with the traditional, transit-and-pedestrian oriented, urban neighborhood”



# TLNA Neighborhood Plan

“Ensuring that affordable, quality housing opportunities continue throughout the neighborhood. **It is the goal of the neighborhood to continue to provide a range of housing choices...** We will continue to support organizations that provide housing options within the neighborhood for individuals and families of low and moderate income, and we will promote both home ownership and renter programs for such individuals and families.”

Affordable Housing  
Family Housing

# TLNA Neighborhood Plan

## LAND USE GOALS, ACTION STEPS/PROJECTS, DESIGN STANDARDS, AND IMPLEMENTERS

**Goal 3: Plan for growth of the East Johnson Street business district along both sides of the 700 and 800 blocks and part of the 900 block of East Johnson Street.**

**Discussion:** A variety of businesses are currently located on these three blocks with the largest number being on the 800 block. The 700 and 900 blocks have businesses located only at their west ends. The other properties are residential. The neighborhood seeks to increase the business use of these blocks while keeping the residential flavor. Adaptive re-use of residential structures for specialty businesses is encouraged for this district. Replacement of existing structures with structures specifically designed for neighborhood mixed-use is also encouraged.

The continuation and growth of this district is vital to the neighborhood. As other areas of the neighborhood along East Washington Avenue and the Yahara River are developed for uses including business, all proposals must be evaluated to determine their impact on the viability of the East Johnson Street business district.

# TLNA Neighborhood Plan

## NEIGHBORHOOD LAND USE GOALS

Goal 3: Plan for growth of the East Johnson Street business district along the 700 and 800 blocks and part of the 900 block of East Johnson Street.



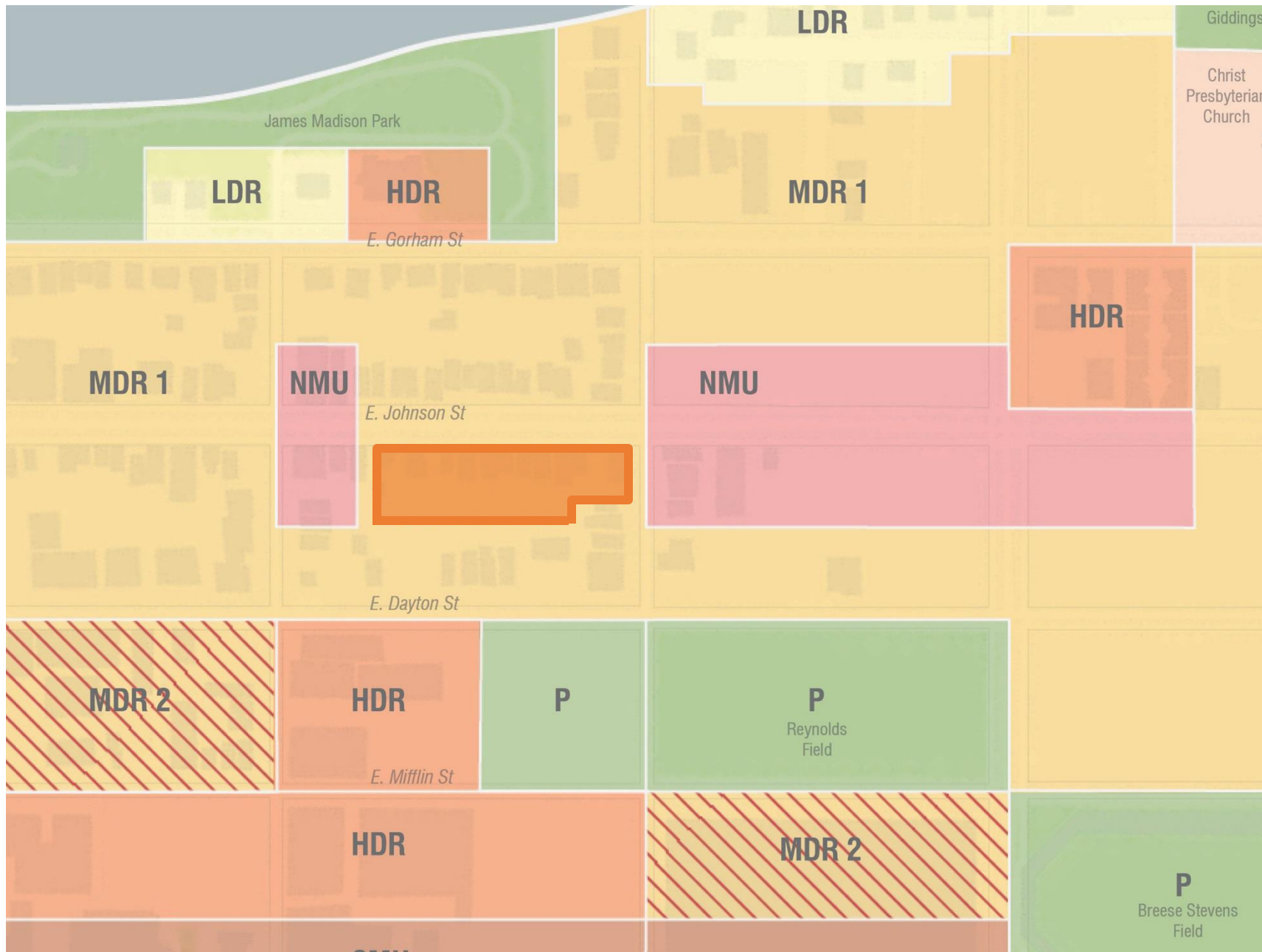


# TLNA Neighborhood Plan

## LAND USE MAP

“Note 1: 700 Block of East Johnson Street  
The west end of this block has businesses today. While near-term goals for growth of the E. Johnson Business District focus on the 800 and 900 blocks, the long-range vision anticipates expansion of the NMU district to the 700 block as well.”

700 Block anticipated as NMU

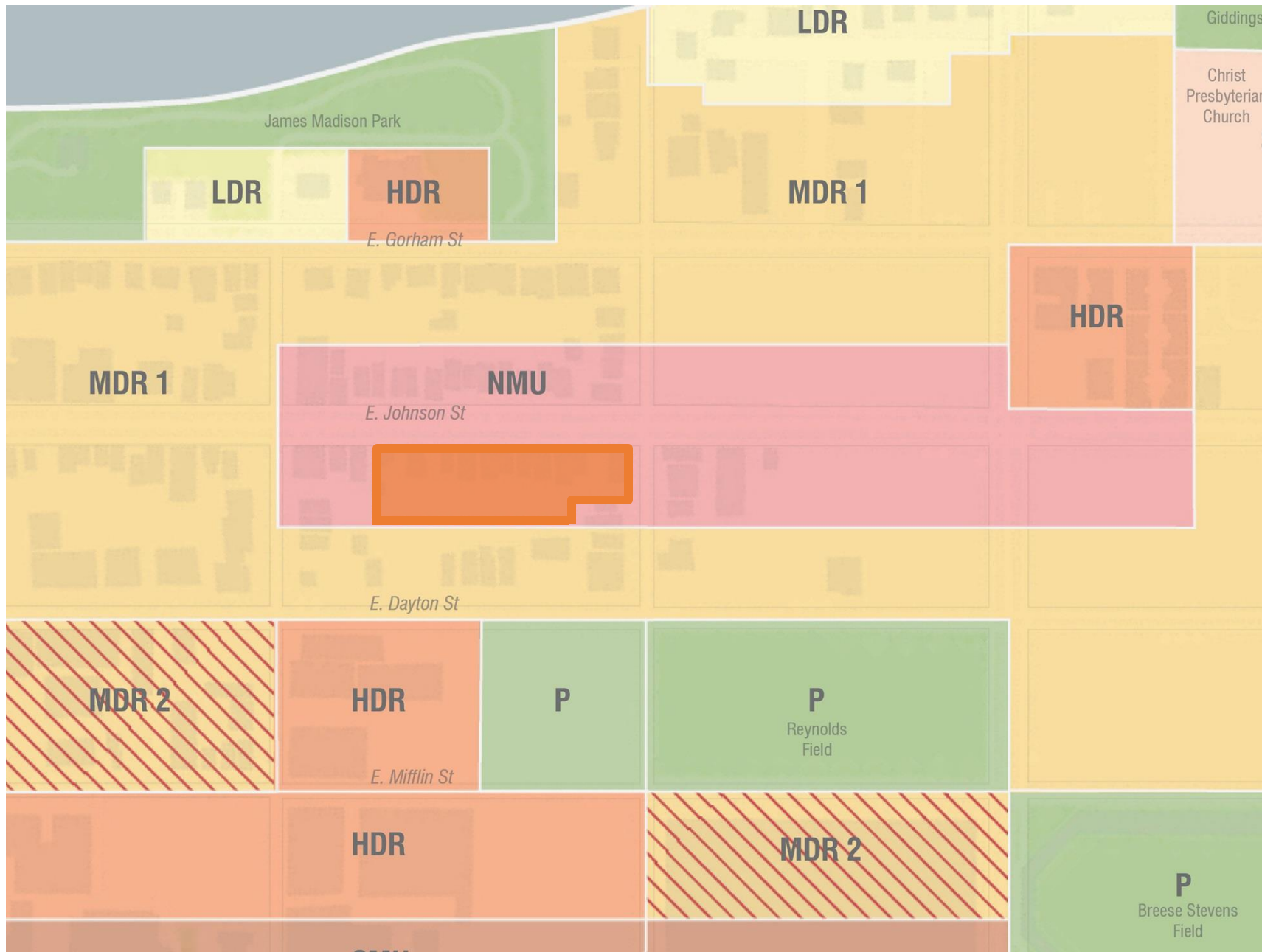


# Neighborhood Plan

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 design principles
- Ground floor retail with residential above
- Limited set back
- Streetscape amenities
- 3 stories

**FAMILY HOUSING  
AFFORDABLE HOUSING  
RESTORATION  
MIXED-USE VITALITY**