

Steering group meeting 17 December 2012, Tenney Apartments, 302 N. Baldwin

Present:

Patrick Heck  
Bryan Post  
Ryan Vergeront  
Richard Linster  
Patti Prime  
Joseph Hoey  
Bob Klebba  
Joe Lusson  
David Waugh  
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The neighborhood steering group working with a developer of the Reynolds crane lot on the 700 block of East Mifflin met on Monday night. Here is the neighborhood website for this project: <http://www.eastmifflin.com/700mifflin/>

Our goal was to discuss the plan before us, with 200+ apartments. You can see that plan here:

<http://www.eastmifflin.com/700mifflin/plan12dec2012.html>

We also discussed a hypothetical massing plan that I put together with 169 units using existing projects elsewhere in the city. That plan can be found here:

<http://www.eastmifflin.com/700mifflin/plan12dec2012.html#alternative>

The majority of the steering group felt that both plans were too dense. The majority also felt that a density of 50 units per acre should be the starting point for discussion and would like to see a project with this smaller number of units. Because the site is 2 acres, this would be 100 units.

Also discussed was the park expansion idea as proposed in our neighborhood plan. It was mentioned that the park idea is worth pursuing and should not be automatically rejected due to perceived funding obstacles.

Some on the committee also expressed a desire to stick with the 200+ units as proposed by the developer. There was a discussion on whether or not this would alleviate a shortage of housing or whether or not it would affect the affordability of housing in the neighborhood.

It is evident that going from 200+ units as proposed to 100 units drastically changes massing. The group discussed height and the majority felt buildings fronting East Dayton and East Mifflin should be 2-3 stories. We also discussed that any buildings over 3 stories should be accommodated on the north section of Livingston. It was also generally agreed that any parking garage entrance should be located on Livingston.

It was mentioned that Sequoia Commons on Midvale Blvd. was a good example of unified site architecture:

<http://www.sequoyacommons.com> . Sequoia Commons contains a phase 1 mixed use project with a public library, retail and 45 condos. Phase2 was built with 100 one and two-bedroom apartments.

Finally, the committee likes the idea of including apartments at street level designed for live/work units that could incorporate small scale art studios or retail. We recognize this is not an allowed use under High Density Residential zoning, but given this is a PUD, the zoning is whatever you want to make it.

notes submitted by

David Waugh  
Development Chair, Tenney Lapham Neighborhood Association  
608-251-7713