

Reynolds Lot Development Presentation - Paul Marott & Randy - The Reynolds lot is the site immediately next to The Constellation lot, currently occupied by cranes. The property does not include the old market area, which is apartments now. The plan calls for a parking garage behind the front complex, with apartments wrapping around the garage complex. There will be a range of apartments, from studio to 3 bedroom/townhouse size. Building heights are between 3-6 stories. Environmental issues: 8 feet of ash removal that requires a special disposal, and there is a lack of quality soil. There is a question about whether or not the Sun will create too much shade created by the height of the building. The Crane Lot building is not mixed use (market rate apartments only), the Phase 2 building will be. Joe Lusson asks to respect the neighborhoods height. He doesn't like the idea of a 6 story building.

Continued Discussion: Multiple concerns are raised about the height of the building and the "canyon effect". Concerns about the view from Reynolds Park. Questions about how the units would be affordable: Market rate apartments, it's difficult to make affordable housing without a federal subsidy. The subsidized housing in the community is actually federally funded, and not currently available. There are comments about the balance of rent prices/density. There are comments about the lack of apartments in Madison. Unit/parking ratio: 1 parking space/unit, no discussion of off-street parking. There are more comments in favor of density to support mass transit and affordable housing. Joe Lussow speaks against replicating the West Wash highrises.

David Waugh Thanks everyone for their comments at 8:25 PM and alerts that the meeting will end in 5 minutes.

Talking next steps: Looking for direction: Height recommendations, build recommendations, etc.