

## Minutes

Tenney-Lapham Neighborhood Association Steering committee  
700 block east Mifflin, Reynolds Crane Lot  
March 27, 7PM, 302 N. Baldwin

### Present:

David Waugh, Patty Prime, Pat Heck, Keith Wessel, Lori Wessel, Christopher Gosch, Bob Klebba, Joe Hoey, Richard Linster, David Wallner, Bob Shaw, Tyler Lark, Garret Perry, Bridget Maniaci  
Developers: Mark Tayler, JLA Architects, Joseph Lee, JLA Architects, Paul Marotte, Westwood Development.

Meeting called to order by Development Chair, David Waugh

David recapped the recommendations from the last meeting: Planning calls for High Density Residential, which is 40-60 units per acre. Committee asked to see a plan with around 100 units.

Architect Joe Lee walked us through the changes. 5 story buildings. 4th floor has a slight step back, 5th floor more pronounced step back. Incorporating urban courtyards along Mifflin. Parking garage entry is on Livingston. Exploring live/work units on Mifflin. Multi level parking on the interior. Ground level units have individual entrances. Going for different architectural character on Dayton then from Livingston and Mifflin. Use of masonry up to 4th floor, fiber cement on 4th and 5th. 4th floor setps back 5-7 feet from 3rd floor, and 5th floor steps back 30 feet.

Total unit count: 218

260 parking (1.2/unit)

site is 2.5 acres

1 bedrooms, 700 sq. feet, 64% of total

2 bedrooms, 1000 sq. feet, 30% total

studios, 6-7% total

All market rate

First floor will be raised due to limit on digging constraints on the site – 6-8 feet of coal ash, then bog. Need to go down 40-50 feet with pilings. Encapsulate the ash.

ADA access through the lobby. Bike parking in the garage. There will be front porches and balconies, 5x10 feet.

Joe H: Concern – out of place with neighboring single family homes, how will this get past zoning. Answer: Planned Unit Development (PUD) process, which is zoning particular to this site.

Joe H: What is the justification to break the plans. Answer: Mayor wants more density

Keith: What is the association between risk and density. Answer: not tif, couldn't work with 100 units.

Concern raised: What is going to happen on Dayton? Could change the diversity of housing, they could become tear downs.

Bob Shaw: has lived her for 30 years and likes what he sees. Wants more density, more people.

Richard Linster: From last proposal, we countered with a bottom. This is an improvement. Some will like and others will have concerns. Perhaps you are paying too much for the land..

Pat Heck: Agrees with Richard. Lives on this block. Das Kronenberg condo residents liked these new plans ,but still too tall. Does encroach a bit on the neighborhood. Was hoping for 3 stories. Some could go 4 if it was stepped back.

Joe: Density also means design. Need quality of materials.

Patty: If we took density off, concept looks good. Better use than crane storage. Not crazy about unit count, but likes the step backs.

David Wallner: What are the tax implications. If \$780 K tax, sometimes the budget (revenue) is a factor. Plus \$500K park fees.

Pat- Shading study on CD Smith proposal for 800 block shows quite a bit of shade with 6 story. Will also be impacted with 5

Tyler: will there be common space? Answer: yes, for tenants.

Final discussion revolved around removing a story. Chris Gosch mentioned there is a high demand for 3 bedrooms in

Constellation – wish they had more. Should consider here. Paul will work the numbers. Will also try to make the Mifflin Live/Work units look more commercial.

Phase 2 discussion: (East Wash, blount, east Mifflin parcel.)

Commercial and retail on E. Wash. 2 levels of parking. Parking garage access on Blount and E. Wash. Mifflin apartments with deep courtyards. Individual entry ways for some units. Architecture more contemporary. 3 Stories, then 2 more stories step back. Total site is 2 acres parking ration is 1:1. Unit mix is the same as Phase 1. Same live/work units on blount. Green courtyard above parking. 3000 sq. feet commercial on first floor fronting e. wash, 4000 on second.

Joe Hoey: Architecture between both phases too similar. Needs to be different, stand out.

David W. : sad to see the old buildings go. They add character to the neighborhood and are a connection to the industrial past. Would like to see a restaurant in the warehouse building on corner of blount and Mifflin.

Bob K: office is art deco, a building that could never be built again.

Patty Prime: doesn't care about the old buildings.

Keith Wessel: Like the old look. Could the new architecture look old. What about a city row look on the crane lot?

Answer: design guidelines prohibit making new buildings look old, can't try to recreate historical.

Richard: bold statement should be on E. Washington.

Tyler: Can you add more units to phase 2 to offset lower unit count on phase 1.

Timeline: End of year for phase1, spring phase2.