

Notes
TLNA Steering Committee Meeting for
T. Wall Enterprises Proposal for the Reynolds Crane Lot
12 Jan. 2015, Constellation Community Room, 10 N. Livingston

Attendees:

TLNA and Neighbors: Patrick Heck, Patty Prime, Shaun Abshere, Richard Linster, Bob Klebba,
Jo Drury, Pat Kelly, Tyler Lark, Karla Handel
Development Team: Joseph Lee, Bob McCaigue, Jon Hepner
City Planning: Heather Stouder

T. Wall and Alder Ledell Zellers were unable to attend.

Patrick Heck reiterated the charge of the Steering Committee – to work in a collaborative process with all stakeholders, expressing the hopes and wishes of the neighborhood, evaluating positive and negative aspects of the development proposal and eventually issuing committee findings to the full TLNA Council. Typically, the TLNA Council will then vote on a level of support for the proposal - support, support with conditions, remain neutral or oppose.

Patrick said that Committee membership remained a bit ill defined since many people have come and gone from the meetings. Unless the committee takes a vote, which is unlikely, membership doesn't much matter.

Joe Lee (project architect from Joseph Lee and Associates) confirmed that the schedule they were still hoping for this schedule:

1. Formal Submittal to City – 2/4
2. Landmarks – concurrent/TBD
3. Urban Design Commission (UDC) – 3/25
4. Plan Commission – 4/6
5. Phase I (Mifflin side) start construction 5-7/2015
6. Open – approximately 12 months later
7. Phase II (Dayton side) to start one year after Phase I start.

Joe presented proposal updates and new slides since the 16 Dec. Steering Committee meeting. The proposed development is called Livingston Lofts.

The proposal is similar to previous version, i.e., about 189 apartments with one level of partially underground parking underneath the entire building.

The presentation focused on the new layout of the 4th floor that has moved some portion of the 4th floor units along E. Mifflin over to E. Dayton. The Livingston side remains 4 floors as with the previous design. The sections closest to both Mifflin and Dayton will be 3 stories but will have large setbacks to 4 stories (see slides). This was necessary in order to keep a similar number of units on the fourth floor as in the previous design. In the new version, the Mifflin and Dayton sides will be similar, other than any exterior features/variations that are TBD.

Per the Committee's request at the 16 Dec. meeting, they added gables to both the Dayton and Mifflin sides in order to better blend into the neighborhood. Several slides showed different Mifflin

Street perspectives – one from the previous design that had 4 floors along all of the Mifflin side and no gables, the other with the 4th floor pushed back and gables added. Other slides showed different Dayton Street perspectives – one from the previous design with 3 floors all along Dayton (with the 4th floor starting further back) and gables, the other with the 4th floor moved further forward and revised gables in some areas. Livingston Street and corner perspectives were included.

Pat Kelly asked if there was less brick on this version. Joe said that there was less – it was a matter of scale – large vertical faces with brick didn't fit well with the now 3-story sections along Mifflin.

Patrick Heck if there was now more square footage due to adding the slightly rounded areas atop the 3-floor sections. Joe said yes, but even though the number of apartments hadn't changed, the square footage went up a bit due to exit requirements.

Pat Kelly asked if the 4th floor units all have balconies. Joe said that all units had exterior space, including balconies for 4th floor units. Depending on whether or not gables were included on both sides, some 4th floor balconies could further expand.

A slide was shown that estimated the overall height of Livingston Lofts to be 51'. Joe estimated that Das Kronenberg was 67' to the lip of its roof. Patrick Heck, who lives in Das Kronenberg, said he agreed with that estimate. Jo Drury, also a Das Kronenberg resident, asked how high then would the new building be compared to Das Kronenberg stories. Patrick estimated that 51' would be about the middle of Das Kronenberg's 5th floor.

Shaun Abshere asked if there would be any mechanicals or HVAC systems atop the building. Joe said there would likely be some, but it would depend on the decisions that are still to be made about the individual apartments' HVAC systems. Regardless, Joe said they would be placed closer to the middle of the building, away from the streets. Patrick Heck asked if they still planned to use Magic-Paks for the units given that the City and UDC often frown upon them. Joe said it was possible that they would use them. They would place the vents on balconies when possible and any that were not subtly placed would be painted to disguise them. Common areas of the building would have traditional HVAC systems, so some mechanicals for those would likely be on the roof.

Patrick asked where the 3-bdrm units were currently placed since families might prefer being on the ground floor. Bob McCaigue, also from JLA, said that currently there were three 3-bdrms on each floor, but Joe reminded all that exact distribution of units was TBD.

Tyler Lark asked how tall the building would be compared to the back of the Constellation. Joe wasn't sure of the Constellation's height. Patrick said that since the Constellation has no parking level beneath, the top of the 4th floor of Livingston Lofts was likely higher than the top of the Constellation's 4th floor on its Mifflin side.

Pat Kelly asked where the vents would be for the parking level. Joe said it had not yet been decided, but it was likely there would be intake at one of the two entrances and exhaust at the other. He thought it might be likely that the intake would be at the main Livingston entrance. Patrick said that it would be best to place the exhaust on Livingston, since it is louder and would impact fewer neighbors there. Bob Klebba agreed with the exhaust fan placement being away from neighbors.

Bob also said that Magic-Paks could be preferable because their being dispersed around the building would make it less likely that a large rooftop system would be pushing noise at Das Kronenberg.

Pat Kelly asked if the parking level exhaust fans would run 24/7. Joe said that no, they have carbon dioxide sensors that indicated when the exhaust needs to be on.

Joe then said that he wants the Committee to come to a consensus about the options presented. He added that T. Wall likes either version and has no preference. They can't do more design work until the neighborhood has chosen from the options. The primary options are:

1. 4 floors on Mifflin and Livingston with 3 floors on Dayton with a large stepback to the 4th floor.
2. 3 floors on Mifflin and Dayton and 4 on Livingston. Mifflin and Dayton would have identical and reduced stepbacks to the 4th floor. This is what was presented today.
3. Whether or not to pursue gables on Dayton and whether or not to pursue gables on Mifflin.

Jon Hepner from T. Wall Enterprises said that Terrence will like whatever the majority consensus is.

Patrick asked what if there were no gables – how would that impact the 4th floor units that have balconies alongside the gables. Joe said that it would probably make for a better layout for those 4th floor units. Joe added that he doesn't like the gables a lot, but because they are broken up he thinks they are okay.

Bob Klebba said likes the gables. Going down Mifflin one would get a sense of the street corridor. The Greek Revival round windows under the gables also resonate with him. He thinks the large unit windows are questionable – they don't agree with neighborhood. Joe said that they like designs with a lot of the natural light, so tend towards larger windows. Patrick agrees with Bob that the large windows might look mismatched to the gables that are referencing something older.

Pat Kelly said she likes the way they modified the top of the 3rd floor and the 4th floor. She would like more brick though. She thinks the colors of the various exterior surfaces don't look quite right. She suggested brick for the 1st and 2nd floors. Joe said perhaps that could work. Patty Prime asked if UDC would weigh in on these types of questions. Heather Stouder said yes, they would.

Jo Drury asked if the space inside the gables will be utilized. Joe said no, it would not be used.

Richard Linster said he likes the gables. He would like to see though, how the proposed building relates to other nearby buildings. He disagrees that less height is necessarily better, i.e., removing the gables for the sake of reducing the height is not a good rationale.

Patty Prime said she also can imagine seeing this building while looking down Mifflin. She likes the overall design change, especially the pullback of the 4th floor on Mifflin. It all feels more neighborhoody.

Jo Drury said that she feels it is good that there are no gables on Livingston. It is better to have a mixture of styles.

Patrick asked if preferring the new proposed layout of the 4th floor with gables on both Mifflin and Dayton was consensus. Tyler said no, he preferred the gables that were on Dayton – they looked more like houses whereas the new gables are smaller pieces here and there. They don't reflect the neighborhood as well, so he doesn't care for the new gables on Dayton or Mifflin.

Patrick asked how many feet closer to Dayton was the 4th floor in the new version. Joe said 25-27' closer. Pat Kelly said that she felt that bikers and others coming down Mifflin will not see the 4th

floor. Tyler believes that the new gables are artificial looking.

Jo said that we should keep in mind that the other Reynolds property across Mifflin likely will get redeveloped. We should recognize that the crane lot building should relate to whatever ends up across the street. Joe Lee said that no one knows what will go there, but he hopes that they get to do it - they would design appropriately.

Richard Linster said that he thought we were supposed to have seen some samples of possible exterior material. Joe said it is too soon to make a choice, but we can talk about it. He expects to use oversized concrete masonry units (CMU) on the bottom (light beige in imagery), then two colors of brick on lower floors, then dark blue fiber cement on higher levels, although there would be some variation of placement. There would also be some beige fiber cement. Richard asked if there would be any wood or wood veneer. Joe said perhaps on the lower balcony frames, but they want low maintenance materials. They could use cedar/wood, but they are just not to that level of detail yet.

Pat Kelly asked how well the fiber cement ages. Joe said it usually has a 20-year warranty. She asked if it keep its color and Joe responded that the darker colors mellow faster, but that it is high quality product that won't age poorly.

Heather Stouder said that UDC will see and weigh in on all of these things. City Planning staff will too. At this point, they haven't seen anything firm about materials, so can't comment. She mentioned that a year and half ago when the Westwood group was pushing for a similar design, staff tried to convey to them that they should make the building look different on Dayton and Mifflin. They want to break it up by having different facades. Keep in mind that staff and UDC may have some changes and some agreement with what the Steering Committee and TLNA endorse. Staff and UDC really appreciate the neighborhood context, so won't just dismiss the neighborhood's findings, but some will likely be altered. Also, the development team may get pushed in several directions, which can be frustrating – TLNA needs to recognize that. Joe and Heather agreed staff will probably push for flat roofs on Mifflin, but staff and UDC will listen to the neighbors. Heather reiterated that all of that is just a guess on her part and the flat roofs vs. gables are just an example. She encouraged TLNA and individuals to remain part of the process - we can ask questions and attend meetings.

Patty Prime said she is okay with different looks on each side, but she thinks the new design facades in the lower pictures are a bit busy. Patrick Heck agrees that he thinks it looks a little jumbled, but isn't sure if it is the design or just the colors, e.g., the white of the bay windows.

Pat Kelly said that if all the greenery is removed from the imagery, the old flat-roof design looks institutional whereas the new design still looks okay without greenery.

Tyler said he prefers the previous, larger Dayton St gables with the previous, larger 4th floor stepback along Dayton and he also prefers the new Mifflin stepback with gables. Joe said they can't do that version because they will lose too many units on the 4th floor – they can't do it financially.

Most committee members felt that the new style of gables was best for both Dayton and Mifflin and worth pursuing despite the possibility that the City Planning Dept. and/or UDC might not like them. All seemed to agree that the rearranged 4th floor was an improvement.

Patrick then introduced the lists below – items that we need to make sure have been discussed because they have been brought up by neighbors or in the committee meetings.

Lingering items -

- a. Moving around of 4th story sections? – done and discussed.
- b. Building height in comparison to other nearby buildings? – done and discussed.
- c. New drawings? – done and discussed.
- d. Samples of Exterior Materials? – discussed, but no samples yet presented. Joe said that they would gladly provide these samples as the design solidifies.
- e. Gabled roofs? If so, which sides? – discussed and done.
- f. Unit mix still 38 studios, 86 1-bdrm and 53 2-bdrm, 12 3-bdrm? –discussed and new mix on slides.
- g. Different facades for different sides? – discussed and done.
- h. Need to address traffic increase on bike blvd – traffic calming idea/endorsement? – will need to be addressed by TLNA traffic calming effort.
- i. Line of site drawings from Reynolds Park and other points. – discussed, but drawings will be forthcoming.
- j. Reynolds Park activation/park fees. – done (see Alder Zellers email to TLNA listserv).
- k. Parking fee in or not in monthly rent? Tyler said that he felt the monthly parking fees should be included. All agreed, but only if the tenant has a car to park.
- l. Exterior bike parking? – discussed, amount TBD.
- m. Could they turn the building 180 degrees so that the U is facing Livingston, thereby opening up the courtyard to the neighborhood, like older apartment buildings in big cities? – discussed. Joe said that each of the individual courtyards on the Dayton and Mifflin sides create this effect. Patrick added that turning building 180 degrees would get less light to the interior units since the mouth of the U would face northeast rather than southwest.

New items received via email:

- a. Magic-Paks for HVAC? – discussed and done.
- b. Exterior facing Das Kronenberg will look like what? – discussed. It will look similar to the Livingston side.
- c. Bob Shaw's letter:
 1. Likes concealed parking ramp. – discussed.
 2. Appreciates high quality, could convert to condos – discussed.
 3. Thinks 3-stories on Dayton is most important. – 3 stories along Dayton retained, but stepping back to 4 further in.
 4. Parking lot across Dayton – affordable housing possible? – discussed. Not in this proposal.
 5. Weight limit on dogs? – discussed. Jon Hepner said that other T. Wall properties do not have a weight limit, but do not allow aggressive breeds.

After discussing the items on the above list, two more items were brought up:

Joe agreed to provide more drawings and some samples of external materials per the conversation. Bob Klebba asked if we could some see shadowing studies and Joe agreed to provide those too.

Patty Prime asked if any common area meeting rooms would be available and open to the TLNA. Joe said that if the library exchange space went forward, that space could likely double as a community meeting room.

Patrick then proposed the following schedule for continuing the Steering Committee's deliberations:

- a. Patrick will a draft summary report of committee findings within the next week. That draft will be emailed to all committee members.
- b. Committee will critique and eventually settle upon a summary by about 1/25.
- c. Email summary findings to full TLNA Council – 1/25
- d. Full TLNA Council considers materials and interacts virtually with Committee – 1/25 through about 2/2.
- e. If a special Council meeting is needed to interact with the Committee – sometime between 2/2 and 2/11, but this is not anticipated.
- f. Full TLNA Council meeting w/short Committee presentation and vote – 2/12.

Joe Lee and T. Wall Enterprises will keep Patrick Heck apprised of any changes, advancements and/or new drawings. Patrick will forward those to the Committee for discussion. If changes are required due to interactions with Planning Staff or informal communications with UDC, the Steering Committee can communicate via email or consider meeting again.