

Notes
TLNA Steering Committee Meeting for
McGrath Property Group Proposal for the 1200 N Block of E. Washington
15 Jan. 2015, Constellation Community Room, 10 N. Livingston

Attendees:

Patrick Heck, TLNA Development Chair

Alder Ledell Zellers

Steering Committee and Neighbors: Patty Prime (TLNA President), Pat Kelly, Karla Handel, Nick Balazs, John Feith, Rebecca Cuningham, Evan Wedell, Simon Puleo, Richard Linster, Ryan McCormick, David Waugh, Jeff Reinke, Karen Banaszak, Kathy Nissley, Zach Simmons

Tim Parks from City Planning was unable to attend.

For this meeting the Steering Committee purposely met without the development team present.

Patrick stated the proposal schedule per Lance McGrath:

- a. Submittal – 2/18
- b. UDC – 4/8
- c. Plan Commission – 4/20
- d. Common Council – 5/5 (if necessary)
- e. Start construction – shortly thereafter
- f. Open – 5/2016

Because all meeting attendees were familiar with the proposal, the group then went over recent slides that had been sent by Lance McGrath and forwarded to the Steering Committee by Patrick.

- a. Shadowing studies – most agreed that there were small differences in shadowing between the 3.5- and 4.5-story options. John Feith thought that the amount of 8:00am sunlight at the winter solstice was underestimated in the imagery. Pat Kelly pointed out that less mid-winter sunlight would filter through the E. Mifflin apartment buildings and houses.
- b. Patrick pointed out the red arrows on the location image that indicate the point at which the 3 different perspective images were rendered. One was between and in the rear of the two E. Mifflin apartment buildings.
- c. Most felt there was not a lot of difference between the mass of the 3.5-story and 4.5-story options from the backyard perspectives – all agreed that both options seemed very large and looming.

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 for comments.
- 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 TLNA Council meeting is needed to interact with the Committee, it would be sometime between 2/2 and 2/11, but this is a last resort in Patrick's opinion since gathering the TLNA Council on short notice is not easy.

- f. Full TLNA Council meeting with Committee presentation and vote – 2/12.

If any changes, advancements and/or new drawings come up, Lance McGrath and Joe Lee should keep Patrick Heck apprised of them. 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.

This schedule is also subject to change, depending what proposal changes might occur, how UDC handles the proposal at its informal presentation on Jan. 28.

New comments received from neighbors were discussed. These are available on the TLNA Development website, including comments from Bob Shaw, Jessica Becker and John Belknap.

John Feith's email from 2 January was discussed in detail because it lists the various zoning and plan sections that apply to the proposal. Those zoning and plan sections are listed in the Steering Committee report that came out of this meeting.

A lengthy discussion of the merits and drawbacks of the proposal versions ensued. A consensus was reached that Patrick would draft a new Steering Committee Report and send a draft to the Committee for comments. All opinions expressed at this meeting will be included as best as possible and various conditions will be detailed. See report for details.

Generally, committee members are not in favor of the 4-story version that will exceed zoning code. Additionally, they are in favor of the visual break that the Quonset hut front would provide, but they are not necessarily enamored with the Quonset hut itself. All feel that the mass of the building is too large given the adjacent residential neighborhood. See Steering Committee report for further details.