

**Notes from TLNA Steering Committee Meeting for
Salvation Army and Commonwealth Development Proposal for 630 E. Washington
11 April 2017, Festival Foods Conference Room**

Attendees:

Salvation Army:

Dan Loichinger, Tod Sloan

Commonwealth Development Corp.:

Kevin McDonnell

TLNA Council:

Patrick Heck, Patty Prime, Richard Linster, Bob Klebba

Neighbors and Interested Parties:

Ryan Moze, Senay Goitom, Gail Green, Nan Schlimgen, Rich Lampe

City of Madison:

District 2 Alder Ledell Zellers

Tim Parks, City Planning

After introductions, TLNA Development Committee Chair Patrick Heck reiterated the charge of Steering Committee – to conduct a collaborative process, expressing both positives and negatives from the neighborhood’s perspective, with an interactive discussion involving all stakeholders that will hopefully result in a win-win for all involved – the developer, the neighborhood and the City.

He added that eventually the steering committee will issue summary findings to TLNA Council who will then vote on some level of support for the proposal. Typically, after TLNA Council receives a committee’s report, the Council votes to recommend, recommend with conditions, register a neutral stance, or reject a proposal. Typically, city staff, city commissions, and other appropriate city entities consider both the Steering Committee Report and any TLNA statement when a development proposal comes before those bodies.

Patrick then pointed out the list of various input from the past meetings (see past meeting notes).

Neighborhood/SA Relationship Committee:

Patty Prime gave an update on the committee that has been meeting to build ongoing relationships between the neighborhood and the Salvation Army (SA), including discussions of safety, security, and communication. As previously reported, Patty toured the SA with Karen Potnek to gain more knowledge of the current situation. Senay Goitom (resident of The Colony), Maggie Thomas (resident of Dayton Row), and Bob Klebba (TLNA) have been included in the meetings, as well as MPD officers Alex Berkowitz and Casey Wahl. Patrick asked if a current or former SA client was able to join the committee – Patty answered that they were still working on that. Karen Potnek earlier had a former client lined up, but she was unable to attend due to working. Patty noted that Karen Potnek is no longer with the SA, so Diane Rose has been attending in her place.

Patty said that the committee had also talked about the poor street lighting in the area near the SA on E. Mifflin. They have talked with Ledell about the lighting issue and she said that work on that issue should start soon. The police have volunteered to give input on that too. They continue to talk about the impact that SA’s operation have on the neighborhood. They hope to put on future event that will invite neighbors into the SA and help address what everyone can do to help

– to reach more broadly into the neighborhood too. The group has also discussed educating neighbors about how to react helpfully when any situations arise, e.g., who is appropriate to contact. (Note that the SA's contact info mentioned in past meetings is repeated below)

Daytime (8-4 M-F) 250-2200 (Receptionist)

Evening and Weekends 513--2392 (Evening supervisor)

Senay Goitom from The Colony (adjacent to the SA) added that being in an adjacent property, the residents there have a particular interest in how things are going. The Condo Board President, another Colony resident and he took a separate tour of the SA resulting in a good conversation and exchange – they want to develop a continuing relationship that could include volunteering and having a presence. He added that now that the weather is getting warmer, they anticipate that there will be more activity outside, so having an established relationship will be especially important.

It was noted that Diane Rose is the SA's evening supervisor and can always help when issues arise. Melissa Sorenson also always is able to point to the right person when needed. Patrick Heck said that anyone could get involved with the relationship committee, adding that anyone from the Schlimgen properties next door are always welcome. A discussion ensued about the Schlimgen's plan to place the official pink/red no trespassing signs on their property as suggested by the police. These are the same signs that have placed in the windows of many businesses downtown. The police are able to immediately enforce laws against trespassers when no one is present at a business if the signs are present. Currently, the Schlimgen parking lot has signs that indicate it is private parking, but no explicit no trespassing signs.

Proposal Progress:

Kevin McDonnell from Commonwealth Development Corp. then discussed progress that the development proposal has made since the last Steering Committee meeting in November. He said that the architects are currently putting together elevations, but he will show some example elevations from similar buildings that they are using for inspiration. Before the architects do the renderings they want to know if the example elevations are okay – similar to what the neighborhood might approve of. He showed several slides of buildings that they might draw inspiration from (see slides). The more townhouse-like buildings have some features that could inform the townhouse designs, whereas the larger buildings shown are informing plans for the larger apartment building that will contain the SA on the lower 2 floors.

Kevin also showed the overhead drawing of the proposal site that hasn't changed since November (see slides). Patty Prime asked for clarification on what the gray hatched area was on E. Washington towards the west. Kevin explained that this was the covered parking area – a surface lot with 4 stories above – the lowest floor above the parking area would be SA and 3 floors of apartments would be above.

Nan Schlimgen, representing the family that owns the adjacent parking lot/properties to the east, asked how far the new buildings would be setback from their shared property line. Kevin said that the zoning requirement is 10', but they think they might have a 15' setback. The vegetation pictured in the setback is not necessarily what they plan – the landscaping design is very preliminary and they expect it to change. They likely will want some vegetation near the playground area for aesthetic and screening purposes.

Senay said that it is not a super common situation, but after the SA's nightly intake, folks

currently come into the SA parking lot while everyone else is inside. There have been arguments and some other problems with these folks. Is it possible to have a gate or some way of controlling flow in/out of the parking lot after intake? For example, Bethel Lutheran has a large gate that they use after hours – that might free up SA staff from having to watch the parking lot. Tod Sloan, a member of the SA Advisory Board, said that currently the staff has no real view towards the parking lot – the new building will be designed to have windows facing the lot so staff can easily look out there. Staff will have a lot on their plates, but the presence of the windows themselves could also be a deterrent. It was asked if there will be windows under the covered parking area that is near the intake area on the west side near East Washington. Kevin said yes, so that area will be more easily monitored too. There will also be a management company involved for the apartment building component, so they will also have eyes and ears on things. Kevin said that a gate might be possible, so they will discuss that. Tod noted that they haven't totally programmed the inside of the SA yet, but while deciding how intake and movement of clients after intake will occur and where, keeping an eye on the outside areas will be included in the discussion.

Rich Lampe, also part of the Schlimgen family, asked if the new parking area would be a gain or loss of spots compared to the current lot. How many will be for residents vs. SA clients? Kevin said the final number of spots for both is TBD, but he expects there will be a gain of spots – there will be a parking level under the apartment buildings on the eastern part of the 5-story building. It is TBD as to how many spots will be in that 1st floor parking level, but those will be for residents of the 3 floors of apartments above the SA space. The townhouses will have outdoor parking spaces in the outdoor lot. Nan Schlimgen added that the overhead view might show the proposed green area in the setback by the Schlimgen parking lot could be on their property. Kevin said that they haven't done detailed drawings and measurements, so it is possible – they will check that out.

It was mentioned that the different affordability levels are expected to change the atmosphere of the property and nearby areas. There will be a lot more windows and residents who will care about their environment. Dan Loichinger from the SA Advisory Board added that there will also be security cameras throughout the site. It was asked if staff would be monitoring the cameras or SA staff – Tod said they still need to work that out, but that the management company could also be involved in that.

Patty asked if the SA shelter component would take up the entire first 2 floors of the L-shaped apartment building. Kevin said that the actual shelter will be 10-20% of the building's volume. The enclosed parking area on the 1st floor of the apartment buildings eastern side will not be SA space, nor will the covered parking area on the western side.

Tod Sloan mentioned that needs of the SA have changed since they reorganized their shelter programs last fall. They believe they can now be compact and accomplish their goals. They have not had to turn anyone away since they reorganized into being an emergency shelter for women and an emergency shelter for families with a transition to housing.

A discussion of the building's exterior design ensued. Tim Parks from the city's planning division stressed the importance of how the building functions and interacts with E. Washington. He added that the Urban Design District-8 regulations will need to be followed and that zoning will dictate some things about the design. He's interested also in how the parking level at grade will work and he's also interested in how the mixture of parking types (surface, covered surface, interior) will work. The activation of the street, particularly East Washington, will likely be

discussed too.

Patty asked about parking for the townhouses. Kevin answered that there will be parking in the surface lot. Ledell asked if the parking stall to unit ratio would be 1:1 – Kevin said yes, that was the plan. He noted that the townhouses are expected to be mixed income. There could be 12 townhouses total, but Tod suggested that it is more likely to be 10. The townhouses will have their entries at or near grade, so no accessibility ramps will be necessary.

Patty also commented on the design examples that were shown in earlier slides. She feels that the design for the townhouses needs to relate to the design of the larger building and vice versa – there needs to be a transition rather than vastly different designs.

Bob Klebba asked when they plan to go to UDC. Kevin said that he anticipates that they will be back to the steering committee perhaps in May, in front of TLNA Council the following month and beginning the City approval process.

It was suggested that the front porches for the townhouses should be wider and more useable than the ones pictured in the example slides. Bob Klebba added that there was too much concrete and rock in the front landscaping and design of one townhouse example – too many hard surfaces. Kevin said that the example building was built on contaminated soil, so had to be capped, so there is a lot of rock and concrete. They should be able to have fewer hard surfaces. Bob added that the more contemporary townhouse example looked like it had higher quality materials, which he appreciates, but feels it is also has a colder look.

Senay said that he did not necessarily share this opinion, but he knows that some Colony residents are skeptical of the development's ability to rent market rate apartments in a mixed-rate building. They want some evidence that there will be a market for mixed-income housing. Kevin said that they are successfully doing this all over the country. Senay clarified that many of the misgivings were about sharing the building with the SA too, not just the mixed-income aspect. Will they find tenants for the apartments when there is a shelter just beneath? Rich Lampe asked if they had examples of this that have worked elsewhere. Kevin said that Minneapolis has done the same thing with no issues. Their development is 15% market rate with the remainder affordable. He noted that market rate for this development would be a significant discount from the Galaxie and Constellation. Tim Parks added that market rate means "not income restricted", it doesn't equate to "top of the line". For an apartment 5-6 blocks off the square in a well-managed building, the rent will be reasonable. Senay said that he thinks that the plan is an improvement over the status quo, so he doesn't think property values in the Colony will drop due to the development. Some Colony residents though are concerned about the number of beds that will be in the SA, if offered services will increase, and if there will be more traffic.

Tod Sloan addressed any possible increase in services offered at the SA after the new building is constructed. He reiterated they have enough capacity today to not have had to turn anyone away – the current needs are being met. Their thought is that the SA's size will be about the same as it is today. What would change is that they would have some capacity to grow if the need is there. They could grow their medical/dental programs, but it is not certain. It was suggested that they create a presentation of what services are offered and where they might see growth. This could be sent to the neighborhood.

Kevin further described Higher Ground in Minneapolis. The first phase is not in a residential neighborhood, but the second phase is a shelter with mixed-income housing like this proposal.

The earlier phase is permanent supportive housing.

Ryan Moze said that he thinks the proposed new SA shelter is a stylistic improvement, but that the new functions will help everyone, not just the clients. He added that safety and security are not just about surveillance – it is also about deterrents. It seems like they've undertaken a thoughtful process.

Nan Schlimgen added that the program redesign at the SA has been a shifting point, a paradigm shift. She's impressed and she doesn't see as many families on the street. The new program has helped some with security concerns. Senay agreed that there seems to have been a decrease in incidents.

Tod reiterated that they feel they are doing the job now, so won't design for an increase in capacity. It was mentioned that 16 families have moved into housing from their program and that already 7 of those have moved off subsidies. Many clients have income to get an apartment, but also have something that prevents them from getting a second chance, e.g., a criminal record. The SA helps facilitate agreements with landlords, etc., so that families can get housing.

Back to design issues, Kevin mentioned that city staff has been telling them that echoing the Constellation and Galaxie is a good direction to go with the apartment building design. Bob Klebba asked if the HVAC systems would be located on the roof or through walls. Kevin said they were currently looking at using PTAK units (wall packs). Bob said that we recommend against that because they are ugly and can make a building look like a Super 8 motel. Ledell asked Tim Parks about any city regulations in UDD-8 that would disallow wall packs. Tim said that wall packs should be done thoughtfully and are not forbidden, but facing residential properties the city prefers that they be turned inward. Recently, a very hard line was taken on such matters, but if thoughtfully integrated into the architecture it can be done. He suggested that if you do plan to use these units, they should start planning now so they can be thoughtfully incorporated into the design. He added that rooftop collar condensers or split systems would be great. All wall pack-type units should be incorporated into balconies and not facing directly towards E. Washington or E. Mifflin. Bob said if 50 or 60 wall packs are facing the courtyard and The Colony it would make quite a drone and could make use of outdoor spaces impossible.

Bob also asked about the trash pickup location. Kevin said it is in the parking lot across from the townhouses. Bob said that a lot of residents would have a direct view of the trash bins and pickup. Could it be put in the covered parking area? Kevin said they would explore options. Bob also asked where the venting system for the enclosed parking would be – towards the playground? Kevin said that had not been determined yet since they were in early design stages. Nan Schlimgen mentioned that the next-door parking lot might not always be a parking lot - there could be development there. Rich Lampe asked Tim Parks about any implications on the SA design if there was a chance that the parking lot would be developed in the future. Tim said there was no additional side yard requirement because both properties are in the same zoning category – Traditional Employment (TE). That said, Tim added that from a building code standpoint for openings and windows, there could be some implications. Buildings closer to property lines can require more openings, e.g., windows, balconies, but from a zoning standpoint there are not a lot of regulations related in TE related to adjacent buildings.

The group then started bringing the discussion to a close. Kevin was asked when they would have more developed renderings, etc. Tod Sloan said that one reason that Commonwealth and the SA haven't moved more quickly is that the SA has their own channels that the proposal must

go through before they can fully commit. It is a slow process because of the different levels of SA hierarchy. They don't yet have formal approval, but the proposal is in the hands of the right people.

Next Meeting and Schedule:

Kevin said that he expected he could have more developed drawings for the next steering committee meeting. That was tentatively set for **Wednesday, May 24**.

The deadline for filing their WHEDA application for tax credits is December 2017 with WHEDA's decision likely in Feb/March 2018. Bob Klebba asked why they are going through the neighborhood process so early. Kevin answered that they want to get well through the city process before filing with WHEDA because they can use that fact in their WHEDA application. Tim Parks asked if they planned to ask for any city funding – Kevin said yes, that an application for the city's affordable housing fund is likely (that deadline is Aug. 2017 and, if secured, can also be used to boost the WHEDA application).

A rough schedule is that they would start construction in the end of 2018 and open in 2019.