

Steering Committee Meeting – Salvation Army Proposal (603 E. Washington Ave - 2019)

July 1, 2019 – AmFam Dream Bank at Spark Building

Introduction by Meghan Conlin (TLNA), Patty Prime (TLNA), and Alder Patrick Heck

- Representatives from Salvation Army: Major Andrew Shiels, Melissa Sorensen
- Representative from City: Jim O’Keefe, Director of Community Development
- Also present – Alder Marsha Rummel, JLA Architects

Patrick notes that in 2016/2017, the Salvation Army proposed a redevelopment for the site that didn’t move forward. This is an entirely new development. For the 2019 development project, the Salvation Army has already met with City staff and received informal input from city planning.

Proposal is currently “TBD” – Patrick’s hope is that meetings can be evaluation of proposal as it evolves. If neighbors are feeling very negative about the proposal, ending its development is more of a political process than a neighborhood association process. Patrick reviews aspects of project that are dictated by urban design district regulation and city zoning.

Salvation Army/JLA Architects Presentation

Major Andrew Shiels – Capital Area Coordinator: “We assure you that we are listening and will do our best to implement the changes we can”. SA is working to address safety and security concerns. SA is actively engaging security consultants. Asking “what can we do to help secure the premise?”. Study will begin mid-July.

JLA Architects: The orientation of the site has been changed to take site access away from Mifflin St. Entrance now on Blount St. and apartments on Mifflin to keep “residential feel”. JLA is meeting with city Urban Design Commission later this month and is looking for input. Designs should be largely completed by the end of September.

Neighbor Questions and Comments:

- What is the makeup of the units in the 3-story apartment building?
 - Largely studio and 1 br, not set it stone at this time
- What land is the Salvation Army acquiring and what will be demolished?
 - Steve’s Auto Sales would be acquired and demolished, as well as the existing SA building
- How much parking is SA loosing (referring to existing large surface lot)
 - Unknown at this time, design not finished.
- Notes concern regarding pedestrian traffic. Has site been redesigned to address site egress? Will SA Residents be less likely to walk through neighborhood?
 - SLA notes that this design includes access to the building on East Washington, which does not currently exist. “This design reinforces other routes”.
- Question regarding the services provided by SA.
 - Melissa Sorensen notes mission and services offered by SA, covered at previous meetings. The apartments at the site will break down as follows (approx.): 12 units at 30% market rate or below, 7 at fair market rate, and the remainder will be graduated in-between (40/50/60% market rate).

- Neighbor reiterates concern there hasn't been consistent ability to manage activity off-site. Would like to see clear plan for how negative behavior will be controlled.
 - SA clarifies that single room occupancy (SRO) tenants will have lease
 - "We hear you loud and clear"
 - Talking to security consultants
 - Talking to other similar housing communities
- Marsha Rummel – Are we still having people leave at 8:00 am? Is that the best answer? "I believe "pay to stay" model is a good idea"
 - Since the Salvation Army has switched to emergency (nightly) housing, people have gotten to stable housing faster. Higher success rate if daytime services are not offered.
 - SA believes emergency shelter service is the best way to help people get to stable housing.
- Neighbor asks for clarification on pay-to-stay housing, how third shift workers can acquire housing.
 - Pay to stay will be ~\$7/day, can leave your belongings at the shelter. Program is still in development, is being modeled off other successful shelters.
 - Pay to stay would offered flexibility for third shift workers because they can leave their belongings at the shelter. At the current facility you must bring your things with you, it's difficult to accommodate third shift workers.
- Neighbor is concerned about operations and management. Would feel "more comfortable if we were hearing more about operations". "How will we know you have a strategy in place for this new facility? When will we see operations plan?"
 - SA notes that current designs are based on a "program study" performed internally. Notes they can make materials available.
- Neighbor notes that there needs to be a holistic consideration of where those in need of shelter can go throughout their day and as they access different services. When people leave a shelter at 8:00 am, where else can they be going?
 - SA notes there is a free bus to take people between shelters. "Coordination with porchlight is great."
- Neighbor is concerned about addition capacity to the site. "How do we get shelters in other neighborhoods?" "How do we step back and figure out management first?" Suggests stipends for neighborhoods without homeless shelters. Notes concerns about drug use in nearby parks, especially parks that allow alcohol. "Making the shelter larger feels wrong." Looking for solutions that involve more communities.
- Neighbor has concerns that parking is being increased, wants HVAC exhaust to be designed in such a manner that noise pollution is reduced. Notes concerns about traffic incidents at intersection of Mifflin and Blount, and would like to see traffic calming measure put in place.
- Neighbor (works in affordable housing professionally) gives overview of affordable housing, notes importance of creating community that includes low income housing residents... likes 10-20% of community for SRO folks, the rest mod-high income idea. Last year his company proposed scattered site housing in Madison, duplex/four-plex units with this model. "Didn't get traction, still on offer"
- Neighbor wants to know: can SA afford on-site security?
 - "We're looking at it." Notes operations funding is different from capital funding.
- What percentage of shelter residents have jobs right now? How many staff will be required?
 - ~60% of families have jobs. Do not yet know new staffing requirements.

- Neighbor – “how will you control what’s happening just off your property?”
 - Patrick Heck notes there are two issues with security, one on-site and one off-site. Off-site is a city/police matter. Neighbor notes they believe that if there was a permanent security presence on-site things would be better.
- Neighbor (owner, Cargo Coffee) – Notes things “were bad” two winters ago, are better more recently. Approves of apartment building and prefers new layout. Believes that the city needs to put more resources into managing the problem and would like to hear from Mayor’s office. “As a community, we need to be explicit that anti-social behavior is not tolerated.”
- Neighbor requests economic impact study. How will this effect tax base? Feels permitting process is out of order.
- Neighbor would like to see SA policies for when residents break the rules, would like to see rules that include control of behavior off-premise.
- Patty Prime notes that TLNA has been meeting with SA for a couple years to build a relationship, and likes that the empty surface parking lot will be developed, as it has been problematic.
- Neighbor asks how long construction will take
 - Approximately 18 months. Salvation Army currently has no plans for shelter services during construction.