

**700 & 800 Block East Washington Avenue Proposal Stakeholder Meeting
August 25, 2011
Comments Submitted at the Meeting**

1. Resident

Questions: ULI says: “Residential generates TIF, Commercial consumes TIF” – please explain, How much TIF is needed? How many units of residential does Gebhardt propose, and what’s the breakdown between 1 and 3-bedroom units? Do Rifkin and Gebhardt need TIF? How many good jobs will be generated for people without professional and technical degrees? How can these jobs be prioritized? Would light manufacturing be accommodated? Would businesses that serve neighborhood needs be accommodated (grocery stores, dry cleaners, hardware stores, etc.)? Lots of older east side residents are interested in aging in place. Have you considered housing designed to be suitable for seniors? And attracting services needed for that population?

2. Resident

Questions:
TIFF? Why only (3) Bids/6 were mentioned. Rifkin needs some open/green/park area. Why no underground parking 1-2 stories/and have green park on surface. What are cost figs for this? 700 Blk – why not underground parking? ULI – better - Archi – concepts.

3. Resident

Questions:
1) Who’s going to deal with the big billboard at the corner of Paterson and East Washington. If the city owns the land can it “condemn” the billboard? There was a hug price tag to get it removed.
2) What is the price tag to deal with condemned land? Is Don Miller going to pay for soil remediation(?) ?

4. Resident

Comments:
Want the proposal for Stone House and the Hotel.
Not ULI so much... Architecture won’t match neighborhood.

5. Resident

Comments:
More housing for families to support Lapham School. Condos?

6. Resident

Comments:

Give us a good project that pays a lot of property taxes and is beautiful. We have enough low-income housing – please no more. Some stores/shops on the 1st floor would be nice. I LOVE THE RIFKIN DESIGN! I LOVE IT ALL: TO THE SHOVELS –

7. Resident

Comments:

I have lived near Reynolds Park 30 years and have endured the glare of the lights at the Don Miller lot for years. Please be very aware of lighting design when planning these blocks to minimize light pollution in adjacent blocks. I was involved with the Gary Gorman/Don Miller project. Don't let the neighborhood micromanage the design.

8. _____

Comments:

I think the more dense the better. Mixed housing would be good – think young families and +50 yr.

9. Resident

Comments

If they had new proposals why weren't they available? This isn't an open process – like most things OBR does. Disadvantages those who don't have time for meetings – press won't cover. See blog for more comments! ☺

10. Resident

Questions:

How will these proposals impact the environment in 100 years?

Will all buildings be “green” on some objective basis, such as LEED

What percent of all energy in puts will be renewable?

What building materials can be used in parking areas other than steel/concrete? Green roofs on structures?

Will you provide bicycle parking (covered)? How much? What are bicycle vs. car assumptions?

Comments:

The most important issues for me are environment, ecology, & sustainability. Economics are always secondary and relatively transient. Foresight and long-term vision are just as important as insight, if not more so.

11. Resident

Comments:

The architecture on all these projects needs to be not just good but great. This is a high profile site that should produce a high profile architecture pallet.

Allow for the “wow” factor.

12. Resident

Comments:

I like ULI’s emphasis on minimizing traffic on neighborhood streets. I also wouldn’t mind seeing 3 stories of residential built on just the north side of the 800 block, a la Stonehouse, sooner rather than later, rather than waiting for a full block proposal. I support a strong residential component, majority residential on 800 block, to maintain a vibrant Lapham School. Developer must be required to provide several covered parking stalls for Community Car, free of charge.

13. _____

Comments:

Nice to see the Economic Development Manager and Mayor Soglin leading this meeting. A positive tone was set for the meeting. The “Like” component at the end was impressive.

14. Resident/Business Owner

Comments:

I agree with the Mayor that we should allow the project’s architects the necessary leeway to design great buildings.

15. Business Owner

Comments:

All the parking – that TIF is (will be) being asked for – 3rd Ward in Milwaukee works because the ramps are for the area not one building or project.

16. Resident/Business Owner

Comments:

I’m excited to see redevelopment in this area. It’s about time!

17. Resident

Comments:

Rifkin project looks good. Gebhardt seems good in concept wish there were more design details. ULI makes a good presentation, good rationale for approach – wish we could see design elements.

18. Resident

Comments:

I like a lot the way the Rifkin project rings the parking with building so the ramp isn't very visible from street. Likewise 700 Block North and ULI.

19. Resident

Questions:

The 3 proposals all look and sound very well-balanced and well thought out. Thanks for taking the time to present them to the neighborhood.

20. Resident

Questions:

Rifkin – Leed Building

Gebhardt – would like to see some condo units. How many rental residential units?

Urban Land Interests

Comments:

Mayor Soglin mentioned three reasons for success. I would have liked to hear that the neighborhood was key to the success. The Goodman Center is successful because we all pitched in to make it succeed. Density is not the only thing our neighborhood needs! Density has reduced the quality of life in other neighborhoods where large projects were approved such as the development at Midvale and Tokay. Elderly, disabled, and children have had problems.

21. Business Owner/Commercial Property Owner

Comments:

Any/all City assistance, incentives, TIF and the like offered to any developer associated with the 700 & 800 Blocks of E. Wash (fka the Don Miller Property) MUST be afforded to other developers/sites w/in the Capitol East District. KEEP THE PLAYING FIELD LEVEL!