

Meeting Notes

Project: 2230 West Broadway Neighborhood Meeting #3

Date: April 26th, 2017

Attendees: Alder Sheri Carter, Melissa Huggins of Urban Assets, Dave Porterfield of Movin' Out, Jean MacCubbin of Movin' Out

Questions and responses during Melissa's presentation reviewing neighborhood input received so far:

When do you expect to know who is interested in the commercial space? Will the neighborhood have a chance to be involved? I heard that a business that provides services for the residents might be included in the project, but I feel that this should be in addition to a commercial business.

Some interested parties are already speaking with Movin' Out about leasing this space. We will keep the neighborhood informed of the process and welcome suggestions of types of businesses neighbors would like to see.

It would be great for this space to have as much local business ownership as possible, maybe giving opportunities for minority-owned businesses.

Movin' Out is very interested in that. That's great feedback. It will help us to focus marketing and outreach.

Maybe a laundromat for tenants and for others in the area?

Maybe a bike or bike repair shop to promote the use of alternative forms of transportation?

Tanya Buckingham, a member of the community center board, shared with the group that there will be a meeting on the community center coming up on May 3rd.

Melissa then presented the project designs, beginning with the site plan. She noted that Alder Carter has asked for the commercial space to be wrapped around the corner to have frontage on Fayette, but this is not yet depicted in the plans.

The building currently covers about 75% of the lot, less than the 85% maximum. From the rear of the building to the fence is 72 feet. There are 40 stalls of underground parking, 16 surface stalls for tenants and visitors, and 11 surface stalls to serve the commercial space.

Any access to the site on Fayette will cause issues on Lakepoint Drive. If that has to be there, maybe it's time to get a stop sign and speed humps from Hoboken to Fayette. You can't leave the site to the east without going through the PDQ. We need traffic calming and control measures here.

The design team is in the process of obtaining a traffic impact analysis from KL Engineering.

What is the open space near the elevator?

The front entrance to the building will be the commons area. It is not fully designed yet, but will be 12-14,000 square feet, likely with a warming kitchen and lounge. This space could be used for community events such as this one!

Will every tenant have access to the basement/underground parking, in case of a tornado warning for example?

Yes, all tenants will have access. This space will also include storage spaces, a bike room, and trash.

How will the public and private space be divided?

There will be a security locked area for the residents. The commercial space will have access to the street and patrons there will not have access to the residential area.

Will there be pin entry?

Residents will have garage door openers and use FOB's for opening the front door. We will be sure to have very accessible entries and door openers etc.

What is the depth of the building?

About 63 feet.

What is the total square footage?

68,000 square feet. It is a long building, which is why articulation on the façade is important. The Urban Design Commission wants to see a building with articulation to prevent it from being too monolithic. This building will feature inset balconies and use of a variety of materials to do this.

The units that are going to be actively marketed to households with veterans or members with a disability are first come first serve, so will there be a mix of both?

Yes, whoever responds first. Typically we see maybe 25% veterans, 75% people with disabilities. Please spread the word to people you know in the neighborhood who might be eligible. Movin' Out will also actively market to those who live in affordable housing in the neighborhood.

Will all of the apartments be accessible?

Yes, none of the apartments will have any barriers to entry. Many apartments will also have more accessibility features than typically required for those in wheel chairs or with visual impairments etc.

What energy efficiency measure will be included in this project?

Movin' Out always tries to make project as efficient as possible. We have approached MG&E on a grant for solar panels. We will follow the basic energy package and will also hire a certified inspector to ensure the building and construction process complies with Wisconsin Green Build Standards. We are hoping to have a central boiler that would be more efficient and would allow for heat to be included in tenant's rent. We are hoping to use foam insulation and pass on these savings to the tenants.

Will the tenants be able to control the heat in their own units, or would it be controlled by the building for part of the year?

Usually the system is on all year round to heat the domestic water system, with thermostats in each unit. We haven't heard any complaints.

Will water softening be provided?

Yes, centrally provided with the hot water.

Will Movin' Out be the property manager?

No, Movin' Out has hired Stonehouse Development to be the property manager. They are a local, Madison-based company that specializes in affordable housing. Stonehouse currently manages over 1,000 units.

What happens to the units if the occupancy isn't there?

We expect these units to all be filled. There is a high demand for such units. Each one of these projects goes through a comprehensive market study that has to satisfy the lenders funding sources. Pinney Lane, for example, was 100% rented when the building opened.

Will there be an onsite property manager?

There will be a leasing office on site staffed during regular hours, but there will likely not be a manager on site 24/7.

Is there any chance of using the rooftop for gardens or clothesline space etc.?

Unlikely, mainly due to the safety issue. Also the elevator would have to go up another floor which is expensive. There is a fair amount of greenspace surrounding the building though!

Might edible landscaping be included? I would like to provide input on the landscaping.

We will send you information on the Design Area 1 requirements.

Will there be a fence between the bar and the building?

Not likely, due to an easement between the properties. We are working on how to best make the first floor tenants on this side feel comfortable, maybe using landscaping.

Might we get additional police presence in the neighborhood with the addition of new tenants?

Alder Carter: Hopefully. An alder has to put in a request for this. I have already made progress on this.

Next steps:

Melissa shared the expected project timeline, noting that after May 10th all materials related to the development will be publicly accessible on Legistar. She suggested reading the Letter of Intent as this will frame the project well. Alder Carter noted that she will share the Letter of Intent as well as the final dates of the public hearings related to this project. She explained the difference types of public input that Plan Commission will be looking for (the use of the site how the building fits on the site) versus Urban Design Commission (how the building looks, site flow, landscaping etc.)

The presentation and meeting minutes will be added to Alder Carter's website this week.