

April 16, 2015

Re: Unaddressed Concerns and Conditions from TLNA on T. Wall Enterprises Proposal for Reynolds Crane Lot

Several positive features, concerns and conditions related to this proposal were listed in the Feb. 18, 2015, letter from TLNA President Patty Prime to city entities. These issues seem not to be addressed in the April 8, 2015, Planning Division Staff Report prepared for UDC and Plan Commission, nor are they addressed in the April 13, 2015, Planning Division Staff Report prepared for the Landmarks Commission.

Some may not necessarily need to be addressed formally, but TLNA Council would appreciate any information available on how TLNA can assure these issues will be properly taken into consideration or that we will see some level of follow-through.

- Many are concerned about maintaining the iconic view of the State Capitol Building from Reynolds Park and surrounding areas, particularly since the 2014 modification to the Tenney-Lapham Neighborhood Plan explicitly calls for maintaining views to the Capitol. The developers **did not provide the requested line-of-site renderings** from these vantage points, so it is unclear how views will be impacted.
- **Shadowing studies were also not presented.** TLNA would like to see the impact of the building, particularly on adjacent structures, the bike boulevard, homes across Dayton Street and on the Reynolds Park tennis/bike polo courts.
- Since the location is 2 blocks from Lapham Elementary School, attracting young families (not just single professionals) should be a focus. **The highest possible of percentage of 2-, 3- and even 4-bedroom units would be ideal.** Planning staff mentions being supportive of more larger units, but the neighborhood is strongly in favor of more family-appropriate units.
- **Green space** for tenants should be maximized on the exterior ground level and/or in the interior courtyard. Planning staff and UDC mention the lack of detail in the landscaping plans, but there is almost no green space provided in this 2.25 acres – only hardscape with planters in the exterior courtyards and the interior courtyard.
- HVAC systems for the apartments and common spaces, **as well as the exhaust fan(s) for the parking level**, should create minimal noise and should not negatively impact the neighbors' quality of life. The parking level exhaust fan locations seem not to be depicted.
- Traffic in and out of the parking level should be **exclusively through the N. Livingston entrance/exit.** The alternate exit near the Century Link communications building should be only for emergencies, thereby keeping traffic off the Mifflin St. bike boulevard.
- Additional traffic generated by the building should be **discouraged from turning onto the E. Mifflin bike boulevard.** Traffic and Engineering recommends a \$12,000 deposit for traffic calming on the bike boulevard, which is much appreciated, but the plans for those funds are not known. TLNA may be interested in using those funds for our ongoing effort to develop a traffic calming plan for the length of the bike boulevard.
- **Bicycle parking for guests** should be provided, as well as additional exterior spots for

residents. Planning staff mentions this issue, but there should be guarantees for ample exterior bike parking.

- Street parking by apartment residents should be discouraged. Residents of the proposed apartments should **not have access to residential parking permits** should that program be in existence or established on nearby streets. In addition, the applicant shall inform all tenants of the facility of the restriction in their apartment leases.
- Neighbors should have **input on landscaping and fencing plans** for the sections of the site that share property lines with adjacent properties.
- The City, the developer and/or the neighborhood should undertake a **beautification project for the portion of Reynolds Park** and the water utility parking area along N. Livingston that the proposed building will look down upon.
- Given that the large increase in the number of apartments in the surrounding blocks has coincided with a large increase in dog waste that is not picked up, a **station for depositing dog waste bags should be provided.**
- Developer has committed to **onsite resident management.**
- Developer is willing to **underwrite the initial tenants' memberships in TLNA** (\$10-\$20/year).
- Developer has expressed a desire to have an **electric car-charging station** and house a **car-sharing spot.**

Thank you for your attention.

Patrick Heck
TLNA Development Chair