

October 22, 2018

Re: Gorman and Company Proposal at 1326 East Washington Ave. - Valor

To Madison Plan Commission:

The Tenney-Lapham Neighborhood Association (TLNA) Council has considered the proposal by Gorman and Company for 1326 East Washington Ave. to be called Valor. On October 11, 2018, TLNA Council voted to support the proposal, although detailed below are several items of concern that TLNA prefers be addressed as the proposal moves forward.

TLNA hopes that readers will investigate and appreciate the opinions of all involved, including the proposal's TLNA Steering Committee and other neighborhood input, all available at our development website: <http://www.tenneylapham.org/web-data/development/messner2017.htm>.

We appreciate the willingness of the development team to meet multiple times with the Steering Committee and with TLNA Council. Their willingness to listen to and address neighborhood input was helpful. Throughout the process, they produced building renderings, shadow studies and perspectives as requested by the Steering Committee. They presented several versions of their proposal as it evolved and were in some cases willing to alter its orientation and massing when responding to neighborhood feedback.

Following are aspects of the proposal that the TLNA Council and neighborhood find **favorable to the neighborhood**:

- A focus on bona fide affordable housing for veteran-led families with the inclusion of a service provider specific to the tenant population. The apartments are two and three bedrooms.
- Improves a property that all consider to be blighted and underutilized.
- Provides much needed affordable housing in Tenney-Lapham, particularly in the lower CMI range.
- The inclusion of four apartments on the rear ground floor was seen as a large positive, activating the space behind the building.
- Parking garage is not visible from the street.

Following are aspects of the proposal that the TLNA Council finds are **not favorable to the neighborhood and/or on which a range of opinions are held**:

- While the TLNA Council and neighborhood find the project's **affordable housing proposal** to be very favorable to retaining the neighborhood's diversity and range of housing types, there are concerns that due to the lack of physical connection to the nearby homes and apartments, the site was inappropriate for housing already marginalized families with children.
- The overall massing of the building was too block-like and that additional articulation, including larger stepbacks, was needed in the rear. The previous proposal version that had larger stepbacks along the entire rear top floor was

strongly preferred

- Concerns remain about the relatively small amount of functional green space.
- An increase in traffic on E. Mifflin due to eastbound cars on E. Washington needing to turn at Baldwin to go around the block to enter the development. Similarly, those leaving the site who want to travel east on E. Washington will likely drive on N. Baldwin and perhaps E. Mifflin to turn around and get to a stoplight. Other committee members noted that u-turns at Dickinson are currently allowed, so that could mitigate some incursions into the neighborhood.

Should the proposal move forward, TLNA Council agrees, that in addition to the previously stated commitments by the developer, these conditions are important to the project's ability to contribute to Tenney-Lapham:

- The developer should explore the usage of solar panels as a power source for common area utilities.
- Due to the flooding crisis on the isthmus, additional green features, e.g., rain barrels, green roofs, and storm water retention systems should be used whenever possible so that the site is as close to zero-runoff as possible.
- Gardening opportunities, green space for tenants, and more play areas for children should be maximized on the rooftop of the 2nd floor parking level, any green areas at grade, and any other outdoor spaces.
- The developer should provide at least \$15,000 to the city to fund traffic calming features on adjacent streets, e.g., speed humps and/or painted/raised intersections on E. Mifflin, N. Baldwin, and N. Dickinson.
- Indoor and outdoor bicycle parking should greatly exceed City requirements.
- The 5-story fire wall on the east side of the front facade should have a mural or similar feature to decrease its negative aesthetic impact. The developer should present any proposed wall treatment to the TLNA Steering Committee prior to final UDC approval.
- The developer should install electric car charging stations in a parking level.
- Any outdoor smoking areas should be placed at least 25 feet from any neighboring properties, including the Tenney Nursery.
- The developer should underground all utility wiring.
- Retain all street trees and any yard trees, if possible. Canopy-sized trees should be used for the street terrace since any utility undergrounding will allow the planting of larger tree species. Wherever possible, the development should include canopy trees in the rear yard areas to provide shade and a visual buffer for neighbors. The TLNA steering committee should have input on landscaping plans.

- Assure proper drainage away from neighbors' backyards and side yards on all sides of the development.
- Assure adequate fencing and landscaping on borders with all residential neighbors and in coordination with the Tenney Nursery.
- HVAC systems for the building should create minimal noise and exterior venting/input for the apartments should be flush mounted if on building sides. Usage of wall packs should be strongly discouraged, but if used, should not face neighboring buildings on any side.
- Any noise and fumes from rooftop HVAC systems and parking exhaust systems should not impact nearby residences, businesses, or Tenney Nursery.
- Should dogs be allowed, a station for the collection of dog waste should be included in the project so as to discourage dog waste from collecting on nearby streets.
- If the ground floor service provider should have an outdoor space, it should close by 9:00pm at the latest. The committee realizes that this condition is likely not to be addressed until the service provider files for any city permits, but we want to assure this concern be addressed at that time.

Sincerely,

A handwritten signature in black ink, appearing to read "Patty Prime". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Patty Prime
TLNA President