



October 25, 2020

Mr. Bob Klebba  
Chairman of Neighborhood Steering Committee  
[bob.klebba@gmail.com](mailto:bob.klebba@gmail.com)

Re: Neighborhood Steering Committee Meeting  
The Continental  
414 East Washington Ave.

Mr. Klebba,

Thank you for hosting the neighborhood Zoom meeting on October 15<sup>th</sup>. Although some neighbors continue to express concern regarding the size and scale of the proposed housing development, I appreciated the acknowledgment from many that we have improved the prior proposal. I thought that the discussion was valuable and took away from the meeting some comments/suggestions that I thought that we could respond affirmatively to. See below for our response to the neighborhood comments.

Sustainable design. Neighbors expressed a desire for a sustainably designed building. The project will have an extensive list of sustainable features starting with the clean-up of an environmentally contaminated site. Please see attached for a description of the sustainable design strategies to be employed (this is a further developed list from the one previously provided).

Electric car charging stations. The steering committee suggested including electric car charging stations in the underground parking area. The development team agrees to include 2 electric car charging stations and to install the infrastructure to add more stations as needed to meet tenant demand.

Improved landscape plan. Neighborhood residents suggested that the landscaping along the N. Hancock Street be revised to create more individual front yards that could provide opportunities for social interaction with neighbors and passing pedestrians. This is an excellent suggestion and the landscape plan is being revised to reflect those comments and we will provide updated plans for the neighborhood and UDC review.

Making a meeting room available for neighborhood residents. A request was made by the steering committee to make a space available for occasional neighborhood meetings. The developer is open to providing space for scheduled meetings, but we will need to work through the details of scheduling and security with representatives of the JMP neighborhood. These

discussions could continue as the building design takes place and the interior space planning and security features are confirmed.

Separating the rents on the apartments from the parking stalls. The steering committee requested, and the developer agrees, to separate or “un-bundle” the rents on the apartments from the parking to help reduce the rents on the apartments and to promote alternatives to car ownership.

Loading zone. Neighbors asked how loading and delivery drop-offs would be handled. There are currently three 20-minute parking stalls that effectively operate as loading and drop-off for Klinke Cleaners. The development team will work with Alder Heck and City Traffic Engineering to maintain an appropriate level of loading and drop-off spaces for the building.

Thanks again for hosting the meeting (with Eli Judge’s much appreciated assistance). Please pass along any further neighborhood input.

Sincerely,

J. Randy Bruce, AIA

# Sustainable Design Strategies

414 East Washington Avenue

October 25, 2020

## A. Location and Transportation

- The housing development increases density on an urban site, utilizing the existing City infrastructure and reducing urban sprawl.
- The housing development's location reduces household gasoline consumption by reducing the need for automobile trips, and/or reducing the mileage of those trips, for employment, grocery shopping, restaurants, and other daily or weekly household needs.
- Access to quality mass transit provides an alternative to, or replacement for, household automobiles. The site is located on a major bus route with 4 bus lines and it is within 4 blocks of the Capitol Square which has access to an additional 9 bus routes. The East Washington Avenue corridor is also the future Bus Rapid Transit (BRT) line.
- The site has a WalkScore of 94, "Walker's Paradise".
- The site has a WalkScore of 95, "Biker's Paradise". The development is providing Internal, separated and secured bike storage and a bike repair station that will be available to residents and neighbors.
- The underground parking garage will include internal electric vehicle charging stations

## B. Sustainable Site

- The environmental contamination beneath the site will be remediated. The soils are currently contaminated with perchloroethylene (PCE), a dry-cleaning solvent, and a PCE impacted groundwater plume has previously been identified as extending to the north and northeast from the property. The site is considered closed by the WDNR but the concentrations of PCE remain above regulatory standards.
- Vegetated roofs (green roofs) will be provided to reduce the storm water demands and the heat island effect of the building.
- Stormwater strategies will include a combination of "green roof" and innovative "blue roof" designs to improve storm water run-off from the existing conditions. At a minimum the development will provide storm water reductions in both volume and peak flow of 5% and 15%, respectively.

## C. Building Envelope

- The building's windows will incorporate bird safe glass at strategic locations, including large corner windows and larger windows located close to green roofs.
- The building will be designed with a highly efficient exterior building envelope. Energy efficient continuous exterior insulation in combination with tight air and moisture barriers will provide a building envelope that exceeds code requirements by a minimum of 3%.
- The housing development also reduces the energy demand for heating and cooling per household due to the small ratio of unit walls, ceilings and floors that are exposed to outside temperatures.
- The concrete construction of the building provides the thermal mass in the floors and ceilings to significantly reduce rapid energy demands for heating or cooling.

## D. Water Efficiency

- The building design will include the use of water efficient plumbing fixtures including low flow showerheads, faucets, and toilet fixtures.
- The development team is investigating the storm water management to determine if the storage and reuse of rainwater could be used for irrigation of the landscaping and green roof areas.

## E. Energy and Atmosphere

- The building will include a state-of-the-art central water-sourced heat pump HVAC system that includes the following components:
  - 96% efficient sealed combustion boilers supplying water to the heat pump system
  - A corridor rooftop unit utilizing a carbon dioxide sensor.
  - High efficiency motors on the cooling equipment.
  - Variable frequency drives where applicable
- Domestic hot water will be provided through an ultra-high-efficiency (95+%) natural gas water heating system.
- The apartments will be supplied with high efficiency appliances meeting the upper levels of the Energy Star ratings
- High efficiency lighting will be provided throughout the building using LED lighting fixtures

F. Materials and Resources and Indoor Environmental Quality

- The sourcing for the building materials will prioritize local and regional building materials and finishes to minimize energy consuming transportation requirements. The main building structure, including the foundation and the concrete frame floors, will include nearly all local materials. A priority will be given to local and regional materials and finishes throughout the design and construction process.
- The building design will incorporate metal stud walls, and other building materials, with high recycled content.
- Building materials will be selected using low to zero VOC interior finish materials and sealants to promote indoor air quality and occupant health.
- The interior and exterior designs provide abundant natural daylighting and quality views for the apartments and community spaces. This promotes both energy conservation and occupant health.
- A reuse and recycling plan will be included to minimize the construction waste. If the existing structures are not relocated, applicable materials will be salvaged for reuse or recycling.