

Neighborhood Meeting: Truman Olson Army Reserve Site
March 26 at 6:00 p.m.
Madison Labor Temple

PPSRT STD
US POSTAGE
PAID
MADISON WI
PERMIT #526

Ald. Julia Kerr, District 13
Office of the Common Council
210 Martin Luther King, Jr. Blvd., Rm. 417
Madison, WI 53703



Important Meeting Announcement

Dear Neighbor:

I am holding a community meeting on the future of the Truman Olson Army Reserve Center at 1402 South Park Street. The Department of Defense intends to close the facility. In accordance with their Base Realignment and Closure (BRAC) procedures, two schools and two homeless service providers have expressed an interest in owning all or part of the site. The City of Madison's Community Development Authority is the local agency responsible for helping the Defense Department determine the future use of the site.

Your participation in this process is very important and I am holding this meeting so neighbors can learn more about the BRAC process and current proposals. Each of the four organizations will be asked to make brief presentations and there will be plenty of opportunity for neighbors to ask questions and provide comments.

Wednesday, March 26, 2008 at 6:00 p.m.
Madison Labor Temple
1602 South Park Street
Free parking

I hope to see you on March 26.. Please do not hesitate to contact me with any questions or comments before the meeting.

Julia Kerr, Alder, District 13
Madison Common Council
260-2661
district13@cityofmadison.com



Truman Olson Community Meeting
Wednesday, March 26, 2008 at 6:00 PM
Madison Labor Temple (1602 S. Park Street)

Truman Olson Property Redevelopment Process

The Federal Government has determined that it will be relocating the Army Reserve Center from the Truman Olson property (1402 S. Park Street), and will no longer be in need of the site. For the purpose of redeveloping military facilities, such as the Truman Olson property, the Federal Government has outlined a process through a series of *Base Realignment and Closure (BRAC)* acts. The City is required to follow this process, and to date the following activities have been completed:

- The Common Council designated the City's Community Development Authority (CDA) as the official Local Redevelopment Authority (LRA) for the project. As such, the City's CDA is the local entity designated to work with the Federal Government to determine the future use of the site.
- Per Federal requirements, the City published a request for Notices of Interest (NOI) in the property by homeless service providers, and other "local eligible parties," such as educational facilities.
- The City received Notices of Interest from the four organizations noted below prior to the December 14, 2007 deadline.

The CDA's Community Development Sub-Committee is now in the process of reviewing the four Notices of Interest (NOI) received by the City. Per Federal requirements, the following will occur in the future:

- By September 14, 2008, the CDA will submit three documents to the U.S. Army and the U.S. Department of Housing and Urban Development (HUD):
 - A redevelopment plan for the property outlining the City's desired future use of the site.
 - A formal response to the two NOIs submitted by homeless providers.
 - A summary of public comments received regarding the property.
- The Army and HUD have sixty (60) days from the date of the CDA's submission to provide a response to the documents noted above.

Notices of Interest (NOI) Received by the City

As noted above, the City received NOIs from the following four entities prior to the December 14, 2007 deadline:

African American Ethnic Academy

The mission of the African American Ethnic Academy is to add an ethnic and cultural perspective to the educational process in order to develop knowledgeable and committed students of all ages. The Academy would like to expand upon its existing programs at the Truman Olson site.

Goodwill Industries of South Central Wisconsin

Goodwill proposes to use a portion of the property to construct a new, eight-unit apartment building to provide permanent supportive housing for persons with chronic mental illness who have been previously homeless.

Madison Central Montessori School

The Madison Central Montessori School is a private, non-profit, accredited school serving children from the preschool level through the 8th grade. The School would utilize the property to provide expanded space for existing grades, while adding a program for toddlers.

Porchlight, Inc.

Porchlight proposes to acquire approximately one (1) acre (about ¼ of the site) of the property to develop 24 new units of permanent supportive housing for homeless adults with disabilities, as well as to construct a new 14-unit facility to relocate Porchlight's existing Safe Haven program. Safe Haven serves as a portal of entry into the community service system for homeless men and women with mental health problems.

Existing City Plans for the Truman Olson Property

The portion of the City where the Truman Olson facility is located has been subject of several neighborhood based planning efforts in recent years. The South Madison Neighborhood Plan (2005) and the Wingra Market Study and Conceptual Redevelopment Plan (aka Wingra BUILD) (2006) were adopted by the Madison Common Council and represent official statements of policy regarding the desired future of the area.

In addition to supporting economic development, these plans recognize the importance of increasing accessibility to the Wingra BUILD study area. The Wingra BUILD plan calls for the construction of a new east-west street connecting Fish Hatchery Road and Park Street partially through the Truman Olson property.

The BRAC process calls for the CDA to balance economic development and other community goals with the NOIs received by the City. The CDA will consider the recommendations outlined in these existing plans as a guide for preparing the redevelopment plan for the Truman Olson property.

Additional Questions and Suggestions

The Truman Olson property is located within the 13th Aldermanic District, represented by Ald. Julia Kerr. Ald. Kerr serves on the CDA, and will be working on the preparation of the redevelopment plan and other documents noted above. Please do not hesitate to contact Ald. Kerr at any time with questions or comments at:

Julia Kerr, Alder, District 13
Office of the Common Council
210 Martin Luther King, Jr. Blvd., Room 417
Madison, WI 53703

Phone: 608.260.2661

Email: district13@cityofmadison.com



Truman Olson Community Meeting
Wednesday, March 26, 2008 at 6:00 PM
Madison Labor Temple (1602 S. Park Street)

Meeting Notes

Alder Julia Kerr began the meeting by welcoming everyone, and explaining the general format for the evening's activities.

Mr. Brad Murphy, City of Madison Planning Division, provided a brief overview of previously completed planning initiatives for the neighborhood surrounding the Truman Olson property, including the Wingra BUILD planning effort.

Mr. Matthew Mikolajewski, City of Madison Economic Development Division, outlined the Federal process for identifying and disposing of surplus Army facilities.

Porchlight Presentation

Mr. Steve Schooler, Executive Director, outlined Porchlight's proposal for the Truman Olson property. Porchlight is the largest nonprofit homeless provider in Dane County. Porchlight currently manages other homeless facilities, and these facilities do not diminish the value of adjacent properties.

Mr. Schooler provided information regarding Porchlight's proposal to relocate 14-units of Safe Haven housing to the Truman Olson property. Mr. Schooler stated that Safe Haven serves the mentally ill, including veterans suffering from post-traumatic stress disorder. Two support staff are proposed to live on the property. The Safe Haven facility has been able to successfully stabilize lives of homeless individuals since 1995.

Mr. Schooler described how Porchlight's proposed two 2-story buildings (one 24-unit permanent housing structure and one 14-unit Safe Haven structure) could be accommodated within the City's Wingra BUILD Plan. He continued that advantages of the Porchlight proposal include that it provides needed housing, includes the construction of new buildings, is located near a busline, and provides permanent housing in close proximity to the Safe Haven facility.

African American Ethnic Academy (AAEA) Presentation

Mr. Arlington Davis and Ms. Andreal Davis outlined the proposal submitted by the African American Ethnic Academy for the Truman Olson property. The Davis' noted an achievement gap within the Madison Metropolitan School District, with African American students obtaining the lowest GPA and graduation rate. The African American Ethnic Academy was started in 1994 with the goal of closing this achievement gap.

The program attracts between 67-75 students per Saturday session from October through May. The Academy has partnered with, and used facilities at, Hoyt Elementary, Edgewood College, Van Hise Elementary, and Lincoln Elementary. The Davis' propose to use the existing Truman Olson building with little need for change to the existing structure.

The Davis' showed a video highlighting some of the activities of the African American Ethnic Academy.

Question Session # 1

Alder Kerr moderated questions by individuals in attendance regarding the presentation by Porchlight and the African American Ethnic Academy (AAEA). The questions, and corresponding answers, are as follows:

Q. Is the AAEA in any danger of losing its home?

A. Ms. Davis notes that the AAEA rents its space – they have never had a dependent home. Their current space limits the program – a real home would make a difference.

Q. Rose from Bay Creek. Do you want to use the existing building?

A. Ms. Davis replied that they do intend to use the existing building.

Q. Judy from Bay Creek. Is the AAEA looking to expand its programming to become a permanent five-day-a-week school?

A. Ms. Davis noted that AAEA staff are all MMSD teachers – a five-day-a-week school is what they desire.

Q. Andy from Greenbush. Why weren't these proposals considered along with the Villager Mall planning effort? How do they fit-in with Wingra BUILD?

A. Ms. Davis stated that they were in contact with the Villager Mall, but approached Truman Olson when it became available.

Mr. Schooler commented that Porchlight looked at the Wingra BUILD Plan and tried to make it fit – they put the housing where the Wingra BUILD called for housing – their plan would allow the City to locate the extended Cedar Street –if the adjacent grocery store wants to expand, it works with their proposal.

Q. Mary, who lives on Cedar Street, questioned Porchlight about their Brooks Street property – she stated that she is never impressed with what is outside of the Brooks Street building – she has lived in the neighborhood for 34 years, and noted that a lot of good stuff is moving into the neighborhood.

A. Mr. Schooler responded that Porchlight is providing two good-looking buildings for the Truman Olson property. Regarding the Brooks Street property, Mr. Schooler noted that a developer is proposing a high-rise apartment building next door. Mr. Schooler continued that the 105 unit Brooks Street building is larger than what is being proposed on the Truman Olson property, and it can be harder to maintain.

Q. What about residents hanging-out?

A. Mr. Schooler noted that with 105 residents there are more people around the Brooks Street facility; however, Mr. Schooler also noted that the facility has 24/7 staff coverage.

Q. Elaine, who lives on Gilson Street, noted that people residing in the Porchlight housing will have addiction/stress, etc. problems — she questions what will happen to her safe haven when she has to deal with the Porchlight facility? What about the school – it is not a branch of the MMSD – what type of school is it?

A. Mr. Schooler replied that Porchlight understands stereotypes associated with homeless individuals; however, he noted that homeless individuals with mental illness are statistically less dangerous when on supervised medication than the general population. The proposed facilities will have on-site 24/7 supervision. None of the other neighborhoods home to Porchlight facilities report any problems.

A. Ms. Davis replied that the AAEA is an academic/cultural program, with the majority of students coming from MMSD – the program has been endorsed by the MMSD.

Q. Dina, who lives on South Shore Drive, questioned what Porchlight's existing relationship is with Madison's transient population, especially within Brittingham Park?

A. Mr. Schooler replied that Safe Haven is a dry facility—no alcohol. Porchlight desires to focus on persons with serious mental illness—no wet houses. Porchlight is not proposing a temporary, overnight shelter.

Q. David Post questioned if multiple users could be accommodated on the property, as well as the condition of the existing building on the Truman Olson site?

A. Mr. Mikolajewski responded that yes, multiple uses could be accommodated on the property. Mr. Mikolajewski continued that the building is generally sound, with some asbestos and lead-paint contamination.

Madison Central Montessori School (MCMS) Presentation

Ms. Mary Lee Gleason, Head of School, presented information about the MCMS proposal for the Truman Olson property. Ms. Gleason stressed that MCMS is an authentic Montessori School, and provided a brief history and description of Montessori education. MCMS began at Hoyt School, and has been at its current location for 17 years

Ms. Gleason described how the MCMS is currently out of space, having expanded into two buildings. There is a desire to have the entire program housed in a single structure. Ms. Gleason also noted the need for additional playground and green space. The current building was under the threat of eminent domain for several years, and they currently are in a state of uncertainty regarding their space.

MCMS is currently in the process of preparing a strategic plan, and they may wish to move regardless in the next 3-5 years. They want to add a toddler program, recognizing there are long waiting lists for toddler programs elsewhere in Madison. MCMS wants to increase a scholarship fund — starting an endowment fund — to increase diversity. Finally, MCMS desires a Green building.

Goodwill Presentation

Ms. Elena Golden of Goodwill of South Central Wisconsin provided an overview of the NOI submitted by Goodwill. Ms. Golden referenced a handout distributed at the meeting. Goodwill has been providing housing for individuals with mental illness since 1977. The length of stay within a Goodwill facility is typically 7.9 years, and they have only had to file an eviction notice once. Each site has an on-site property supervisor.

Porchlight desires to construct an 8-unit apartment building providing permanent housing on approximately one acre of land. This would provide housing for seven individuals plus on-site manager. The units would be about 550 s.f. for a total building size of about 5,300 s.f. As most tenants do not drive, the location near a busline is desirable. Tenants are required to sign a yearly lease.

Question Session # 2

Alder Kerr moderated questions by individuals in attendance regarding the presentation by Madison Central Montessori School and Goodwill. The questions, and corresponding answers, are as follows:

Q. A Lincoln School teacher questioned the tuition and demographics of the Madison Central Montessori School?

A. Ms. Gleason responded that morning-only student tuition is about \$3,000-4,000/ year, with all day tuition about \$7,000/year. Demographically, MCMS has several African American and Indian families.

Q. A member of the Porchlight staff questioned Goodwill about where they receive their referrals?

A. Ms. Golden noted that many referrals come from group homes and hospitals.

Q. A question was raised regarding the possible extension of Cedar Street through the property?

A. Mr. Murphy outlined the proposal presented in the Wingra BUILD Plan.

Q. A question was raised about whether or not the MCMS and AAFA could merge into a single program on the property?

A. Although this has not been considered to date, it is something that could be explored further.

Q. A question was raised about the type of mental illness experienced by residents of the Goodwill facilities?

A. It was noted that residents are diagnosed with conditions such as Schizophrenia, Bi-Polar Disorder, etc.

Q. Goodwill was questioned as to whether or not they offer clinical services?

A. Ms. Golden noted that they do not, preferring to connect people to caseworkers.

Q. Goodwill was questioned about where on the property they would like to locate their project?

A. Ms. Golden noted that Goodwill is requesting use of property at the rear of the site, near the woods.

Q. Goodwill was asked to clarify a point that was made earlier in their presentation about relocating residents from an Oconto facility.

A. Ms. Golden clarified that the facility is not in Oconto, WI, but rather, Oconto is the name of a facility in Sun Prairie, WI.

Q. Mary from the Bay Creek neighborhood complimented the City of Madison.

Q. A question was raised about what will happen to the Truman Olson property if the City rejects all of the NOIs that it has received?

A. Mr. Mikolajewski replied that land would be made available for private economic development, likely through an economic development conveyance process.

Q. Ms. Gleason was questioned about how much space MCMS would utilize?

A. Ms. Gleason noted that they would desire to use the entire site, embracing full use of the outdoor environment. Their plans would not accommodate a road on the property.

Q. Mr. Lindsey Lee, Chair of Wingra BUILD committee, stated that the extension of Cedar Street was the lynchpin of opening the "Triangle" for new development, and keeping Dean at this location.

A. Alder Kerr concurred that the road is key.

Q. Matt, of Church Supply on Park Street, noted the need to promote economic development within the neighborhood. Last year, Copp's paid \$25,000 in taxes, while the Army paid none.

Q. Goodwill was questioned about whether or not they were looking to use the same parcel as Porchlight?

A. It was clarified that yes, they are looking at the same parcel. As a follow-up it was noted that as both homeless providers are interested in utilizing a rear portion of the property, there would be a buffer of private retail development between the homeless providers and Cedar Street residents.

Q. Tessa, a resident of the Shenandoah Apartments, questioned when the development outlined in the Wingra BUILD plan would occur?

A. Mr. Murphy noted that it would be hard to tell given a combination of reuse of existing buildings, along with construction of new facilities.

Mr. Matthew Mikolajewski of the City's Economic Development Division, Office of Business Resources, recorded these meeting notes. In addition to taking notes, Mr. Mikolajewski was asked to respond to several questions throughout the discussion. Consequently, there may be some minor inadvertent omissions to the notes presented.