

# Huxley Yards – TIF Application



# Project Background



## Qualified Census Tract (QCT)

- Required for Affordable Housing Financial Feasibility
  - Without it, affordable development of this size cannot happen
- Census Tract 21 QCT expired 12/31/21
- WHEDA agreement to extend eligibility for LAC
  - ✓ 553 units affordable housing
- Final opportunity for affordable housing



*Preserved QCT will expire if project does not proceed*

# Project Background



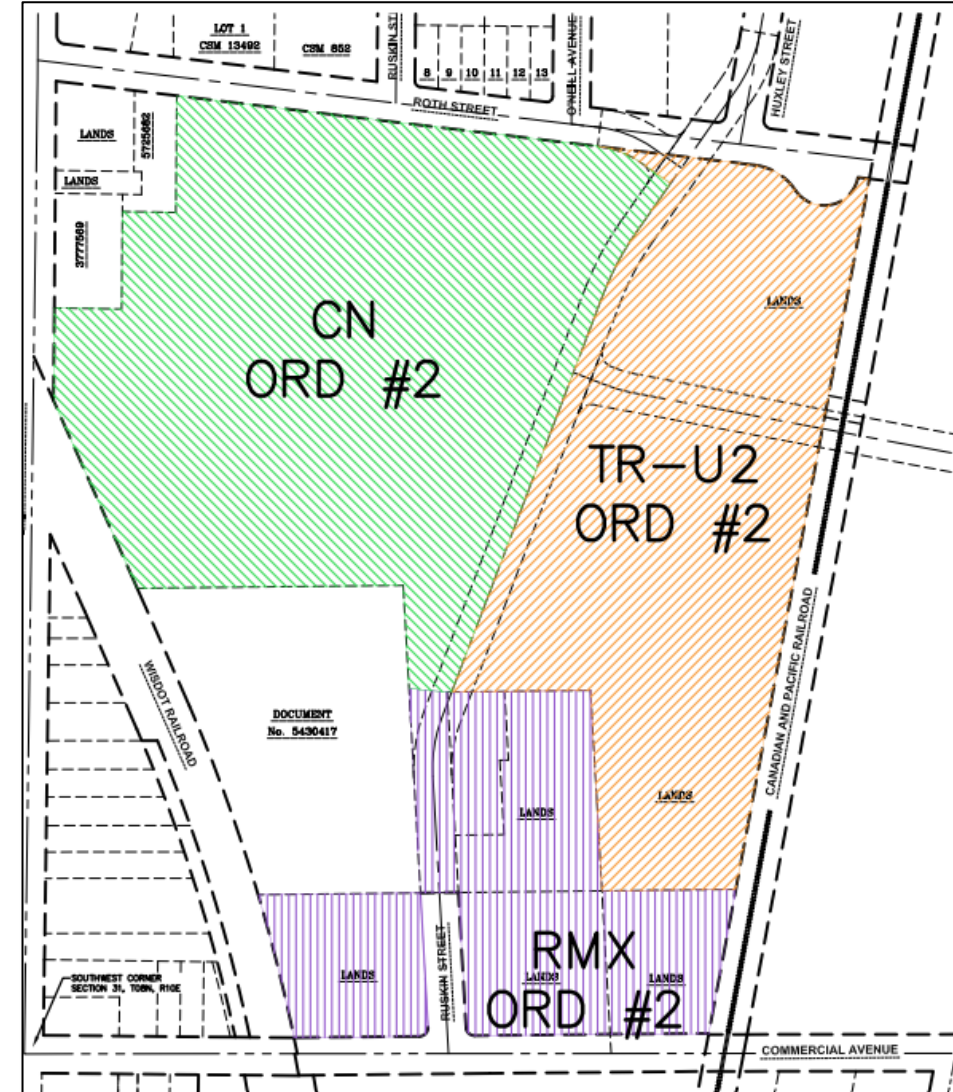
## Street Mapping

- Collaborative mapping
  - Friends of Hartmeyer
  - Sherman Neighborhood Association
- Increase developable area to maximize affordable housing
- Increase conservation area to 15.03 acres

## Preemptive Rezoning

- Recommended as part of OSMAP approval
- Traditional Residential Urban 2 (TR-U2)
- Regional Mixed Use (RMX)
- Conservancy

*Approved by Plan Commission & Common Council in June, 2022*

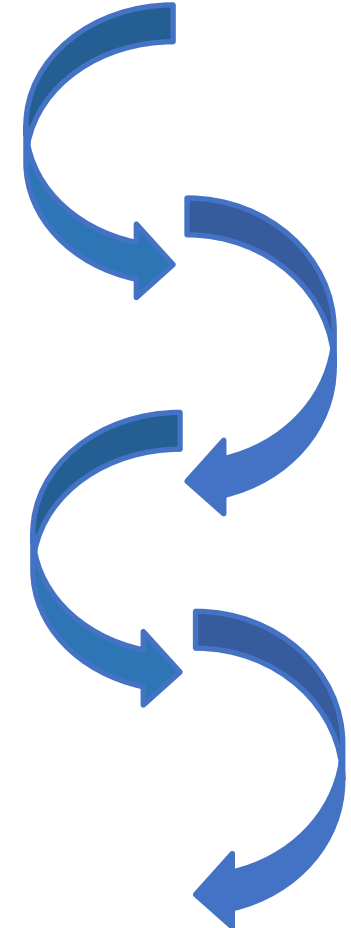


# Project Timeline



- ❑ Pre-Design – Summer/Fall, 2021
- ❑ Engaged Environmental Consultants – November 2021
- ❑ Oscar Mayer Purchase Agreement – December 2021
- ❑ Preserve Qualified Census Tract – December 2021
- ❑ Street Mapping & Pre-Emptive Rezoning – March to June, 2022
- ❑ Neighborhood Engagement – April, 2022 to July, 2023 (Five Meetings)
- ❑ City Approvals – September, 2022 to January, 2023
- ❑ Site Plan Verification – January to August, 2023 (Estimated)
- ❑ TIF Application Discussions – February to June, 2023
- ❑ TIF Application Approvals – June to July, 2023
- ❑ Final Materials Management Plan Submitted to DNR – July, 2023
- ❑ Begin Construction – Fall, 2023
- ❑ Resident Move In – Fall 2025

**2021**



**2025**

# Neighborhood & Commission Meetings



## Pre-Emptive Rezoning & Street Mapping – March to June, 2022

1. Plan Commission, March 7, 2022 (Rezone)
2. Sherman Neighborhood Association & Friends of Hartmeyer Meeting, April 7, 2022
3. Common Council, June 2, 2022 (Rezone)
4. Transportation Planning & Policy Board, June 6, 2022 (Street)
5. Plan Commission, June 13, 2022 (Street)
6. Common Council, June 6, 2022 (Street)



## Land Use & CSM Application – June, 2022 to January, 2023

1. District 12 Neighborhood Meeting Number One – July 20, 2022
2. District 12 Neighborhood Meeting Number Two – August 25, 2022
3. District 12 Neighborhood Meeting Number Three – October 3, 2022
4. Plan Commission, December 12, 2022 (Conditional use & CSM) - **UNANIMOUS**
5. Common Council, January 3, 2023 (CSM) - **UNANIMOUS**

## TIF Application -- February to July, 2023

1. Finance Committee – June 26, 2023
2. District 12 Neighborhood Meeting – July 10, 2023
3. Common Council – July 11, 2023



*Land Use Application & CSM Approved Unanimously by Plan Commission & Common Council*

# Lot One - Senior Building



## Site Access & Parking

- Porte Cochere & one way access
- Rear access to parking structure
- 285 parking stalls
- Visitor parking

## Pedestrian Mobility

- Activating street access
- Proximal to transit & bike paths

## Unit Mix

- 143 one-bedrooms
- 107 two-bedrooms

## Exterior Amenities

- Front entry walking paths & seating areas
- Active & relaxing rooftop courtyards
- Dog run

## Embracing Natural Environment

- Preservation of adjacent natural area & viewshed
- Native landscaping & canopy trees
- Sustainable stormwater



# Lot Two - Family Building



## Site Access & Parking

- Rear access to south to parking structure
- 446 parking stalls
- Visitor & loading zones

## Pedestrian Mobility

- Activating street access
- Welcoming access to courtyards
- Proximal to transit & bike paths

## Unit Mix

- 49 one-bedrooms
- 135 two-bedrooms
- 83 three-bedrooms
- 34 four-bedrooms



## Exterior Amenities

- Three large courtyards (pool, children's play & relaxing)
- Dog run

## Embracing Natural Environment

- Preservation of adjacent natural area & viewshed
- Native landscaping & canopy trees
- Sustainable stormwater

# Environmental History



- Fill prior to 1954
- Coal storage on the site from the 1960s to the 1980s or 1990s
- Parking lot located on northeast area starting in 1960's
- Two above ground storage tanks located on site by 1974 southeast area (removed in 2001 and 2016)
- 1989 fuel oil spill cleaned up and case closed by WDNR in 2008
- 2016 fuel oil spill with clean up and WDNR closure requested in 2017
- Additional testing completed in 2019 & 2020 at completion of Kraft-Heinz lease
- Clean up and closure to occur when property's future use is determined



1954 to 2019

*Remediation as result of Huxley Yards development and future city improvements to the Conservation Area*

# Recent Testing For This Project



- Environmental borings (yellow)
- Geotechnical borings (orange)
- Groundwater monitoring wells - not required by DNR (blue)
- Tested for potential contamination based on history and adjacent uses
  - 2 gas stations to the west
  - Dry cleaner to the north
  - Oscar Mayer
- Testing results indicate **no evidence** of vapor intrusion from the adjacent properties

*No additional testing required for project site based on DNR regulations*



● Environmental Boring    ● Geotechnical Boring    ● Monitoring Well

# Environmental Materials Management



- Typical of many sites on Isthmus and East Washington Corridor
- **Remediation of sites occur as part of redevelopment**
- Excavated soil to be handled per DNR regulations and approvals
- Entire development area will be capped with buildings, pavement, or clean soil
- Little or no dewatering required for foundations
- Test results indicate no soil vapors. Vapor intrusion into buildings is highly unlikely, however, preventive measures will be installed



East Washington Corridor, 2021

*Draft Materials Management Plan has been reviewed by DNR and final plan has been submitted for approval*

# Updates



- Final Materials Management Plan submitted to DNR
- Contractor -- Partnership between CCI and McGann
- 25% of construction contracts to emerging businesses
  1. 8(a) Small Disadvantaged Business
  1. Disadvantaged Business Enterprise
  2. Emerging Business Enterprise
  3. Minority Business Enterprise
  4. Small Business Enterprise
  5. Women Business Enterprise
  6. Veteran Owned Business
  7. Serviced Disabled Veteran Owned Small Business
  8. Wisconsin Department of Administration
- Construction to begin in Fall 2023
- Resident move in Fall of 2025



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Questions?