

CAMPUS AREA NEIGHBORHOOD ASSOCIATION

120-128 N Orchard St & 1313-1314 Randall Ct Steering Committee Report

October 24, 2022

The N Orchard Street Steering Committee convened after the neighborhood meeting for the development hosted by city staff on August 9, 2022. The proposed location of the project falls within the 8th Alder District.

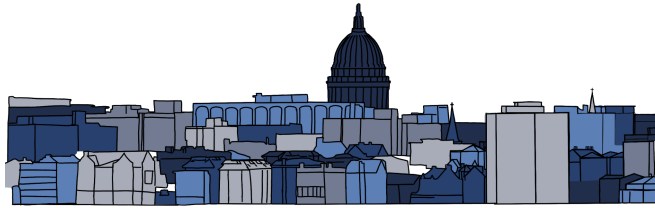
The Campus Area Neighborhood Association (CANA) led the steering committee for the project and hosted public meetings dedicated to topics regarding the proposal; Eli Tsarovsky of CANA led these meetings via Zoom. Through this process, the steering committee and developer discussed: resident experience, management and operations, sustainability, and design. The steering committee process included:

- The initial neighborhood meeting,
- One steering committee meeting with the development team, and
- One steering committee meeting without the developer.

CANA publicized the meetings through the CANA email list, social media, and other neighborhood communications.

The steering committee has appreciated the development team's continued engagement with the neighborhood. The developers started early with the neighborhood input process and provided information to the community through an extensive steering committee process. The development team offered continued updates and welcomed the steering committee as an essential input body. The steering committee and development team exercised a high level of transparency throughout the steering committee process.

After extensive discussion, the steering committee found more pros than cons in the project and thinks the project will benefit the Madison Community. The steering committee would like to highlight parts of the project they appreciated and provide specific feedback for improving the project. The feedback on the project is organized into four categories: *Resident Experience, Sustainability, and Additional Community Aspects* for the Plan Commission to consider. These considerations and highlights from the steering committee can largely be considered among the Approval Standards 1, 2, 6, and 9 for Conditional Uses.



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Resident Experience

The steering committee considered many aspects of resident experience when evaluating the Orchard Street development. They considered affordability, communal spaces and amenities, green space, and resident experience.

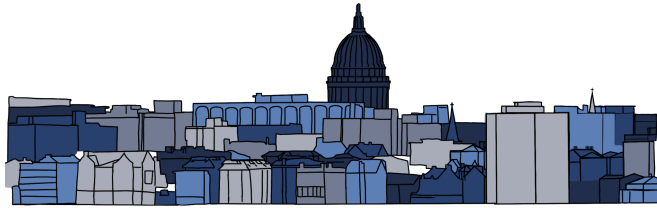
When considering affordability, the steering committee acknowledges that the development team does not consider themselves an affordable housing developer. The committee urges the developer to provide larger room types or other unit types associated with a lower cost to renters. The committee encourages the building to offer an academic year leasing option for residents that may be attending for the school year and are unable to live through the summer. The committee appreciated the rent for rooms being based on units and not beds, as well as having no double occupancy charges. This would allow renters to lower the price of units per person.

To reflect the sentiment of the Downtown Neighborhood Coalition's Affordable Housing Resolution signed on by the Capitol Neighborhood Inc. and the Campus Area Neighborhood, the steering committee strongly encourages the developer and Plan Commission to seriously consider the content in the resolution (the resolution is linked below). See the petition here: <https://chnng.it/h9TpKnMqrj>.

When considering resident experience, the committee welcomes the increase of density the development brings to the site. The committee was encouraged to see a lot of bike parking and a dedicated space for bikes in the project. The committee recommends identifying moped/scooter parking for residents.

The steering committee appreciated how the project team intends to have an in-unit washer and dryer for each unit, how each unit has a balcony for residents to have access to outside space, and appreciated the two outdoor decks. The steering committee noted there was no communal space in the building.

The development will increase safety in the area by increasing the amount of lighting for the ally ways and lighting in the parking lot. The development uses a fob system to keep the building secure and residents safe.

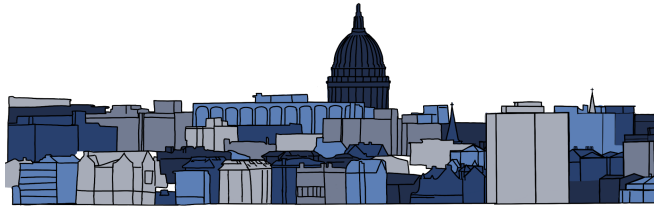


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The steering committee suggests that the developer provide a detailed management plan for the property to be approved by the Planning Division and reviewed by MPD. In this plan, the steering committee suggests that the development team provide thorough recycling and garbage plan for residents, address pets and pet amenities, a move-in and move-out plan. The steering committee suggests that the detailed management plan contains a security plan. Additionally, the committee suggests that the team contact UW-Madison Safewalk (<https://transportation.wisc.edu/safewalk/>) to advertise services to their residents.

Sustainability

The steering committee considered many design aspects when evaluating the project. The steering committee appreciates the team using recycled materials during construction and encourages the team to look into maximizing the amount of recycled materials they use for construction. The steering committee appreciated the ability for the development to add more electrical vehicle chargers in response to an increase in electrical vehicles.



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Acknowledgments

The Steering Committee would like to thank the developer for their continued engagement and receptiveness to feedback from the neighborhood. They would like to recognize Eli Tsarovsky and Cleo Le for organizing the steering committees. They would like to acknowledge Eli Tsarovsky and Cleo Le for drafting notes, sending out information to residents to keep them informed of the process, and drafting the steering committee Report. Finally, they would like to thank everyone who participated in the Steering Committees. Your voice matters.

Additional Information

Notes

- ☰ Copy of Neighborhood Meeting (8.9.2022)
- ☰ Copy of 9.26.22 Steering Committee Meeting

Affordable Housing Resolution

- 📄 Fully Adopted DNC Affordable Housing Resolution.pdf

Affordable Housing Petition

<https://chng.it/h9TpKnMqrj>