

December 21, 2018

Re: Stone House Proposal for the 1000 Block East Washington Avenue  
To: Madison Plan Commission

The Tenney-Lapham Neighborhood Association (TLNA) Council has considered the proposal by Stone House Development for the eastern half of the 1000 block of East Washington Ave. On December 20, 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/1000block2018.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 two distinct versions of their proposal as it evolved and were in some cases willing to slightly vary massing when responding to neighborhood feedback.

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

- The youth arts center design and the missions of its component organizations were overwhelmingly supported.
- The plan for murals and interactive seating areas and sculptures along E. Ingersoll and E Mifflin were strongly supported as ways for neighbors to positively engage with the arts center and vice versa.
- The proposal generally follows the T-L Neighborhood Plan, Capitol Gateway Corridor Plan, the city's Comprehensive Plan, and the UDD-8 guidelines. While the proposed land usage is not in alignment with the Neighborhood Plan's recommendations of employment only on the E. Washington portion of the block and Medium Density Residential on the Mifflin portion, the neighborhood has not strictly followed these recommendations in UDD-8 as the area has developed. Since the city's current zoning designation of Traditional Employment (TE) does allow for the proposed components, albeit with conditional uses likely on both portions of the block, the neighborhood is supportive.
- The UDD-8 ordinance change sought by Stone House to allow a 4<sup>th</sup> floor area to have no 15' setback requirement is supported.
- Improves a property that all consider to be underutilized.
- The 3 stories of commercial and office space should provide needed employment opportunities that could encourage employees of the office tenants to live nearby

rather than drive cars into/out of the neighborhood. The additional 7 floors of apartments should help alleviate demand for residential units in Madison.

- 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**:

- The lack of an affordable housing component is a disappointment and contributes to rising housing costs in the neighborhood. TLNA has adopted suggested affordable housing goals and this project provides none, however, TLNA recognizes that Stone House's adjacent project exceeds the suggested percentages of affordable units.
- Having no substantial ground floor green or open spaces on the entire block, as well as the removal of a corner green space and trees at N. Ingersoll and E. Washington, are found to be regressive.
- Given recent flooding events, there has been no offer from the developer to provide storm water retention and/or diversion features exceeding current city requirements.
- Traffic flow into and out of the garage on N. Ingersoll will inject additional traffic onto streets near Lapham School, on N. Ingersoll going towards the E. Johnson/Gorman, and onto the E. Mifflin bike boulevard.
- Too many street-parking stalls on N. Ingersoll have the potential to be removed to accommodate an additional lane on southbound N. Ingersoll at E. Washington, thereby reducing street parking on an already parking-stressed area.
- There are mixed opinions about allowing a curb cut and limited-use exit from the mid-block alley to the E. Mifflin bike boulevard for trash pickup and small truck deliveries to the arts center.
- Some view the architecture of the E. Washington component of the proposal to be uninteresting and a contributor to the cookie-cutter aesthetics of most new buildings along E. Washington.

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

- The developer should use solar panels as a power source at least for common area utilities in the commercial and residential portions of the E. Washington buildings, the youth arts center, and the parking structure.
- Due to recent and future flooding crises on the isthmus, additional green features, e.g., rain barrels, green roofs, and storm water retention systems should be maximized so that the site is as close to zero-runoff as possible.
- Gardening opportunities for residential tenants and functional green space for office and residential tenants should be maximized on the rooftop of the parking structure. Similarly, functional green areas and open spaces should be maximized in and near the mid-block alley and on all corners and sides of the proposed buildings.
- 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. Ingersoll, and adjacent to Lapham School, all in coordination with TLNA.

- Indoor and outdoor bicycle parking should both greatly exceed City requirements rather than only meet City requirements, thereby decreasing traffic/parking demands in the neighborhood.
- The murals planned for the exterior wall facade of the parking structure on N. Ingersoll should be a requirement so as to decrease the impact on adjacent residences.
- The developer should install electric car charging stations in the parking ramp.
- The developer should underground all utility wiring.
- Retain all street 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.
- 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 not be allowed.
- Any noise and fumes from HVAC systems and parking exhaust systems should not impact nearby residences, businesses, or Lapham School.
- 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 commercial spaces should have an outdoor space, it should close by 10:00pm 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 is addressed.
- During construction, temporary a pedestrian route and a bicycle lane should be maintained along E. Washington and bicycles should retain usage of E. Mifflin at all times.

Sincerely,



Patty Prime  
TLNA President