

Westgate Mall Redevelopment

Public Meeting 2 Survey

Duration: 4/10/20 – 4/20/20

Community Input

Site Plan

Likes

- Pedestrian and bike access, especially to Odana School Park

Concerns

- Development negative impact on Odana School Park and dog park
- Increase in level of traffic, traffic flow in and out of site
- Outdoor community spaces appear to be an afterthought
- Too much parking
- Density (not dense enough/too dense)
- Stormwater infiltration

Desires

- Community center, indoor community space
- Preschool/childcare and more children's amenities
- Pedestrian and bike access
- More parking to avoid overflow into neighborhood
- Additional public amenities

Buildings

Likes

- Architecture style
- Entrances and multiple access doors

Concerns

- Commercial vacancies
- Buildings resemble many others in area, city
- Heights of buildings
- Massing (consider setback)
- Orientation impacting south and western sun exposure
- Building materials
- Steep bank along east side of site
- Impact on school district

Desires

- Increased building heights Tokay Blvd and east side of site.
- Increased building height to create more green space
- Incorporate green infrastructure, including green roof
- Affordable housing down to 30% AMI
- Additional courtyard amenities: grills, play areas for children, shade and aesthetic elements
- Larger balconies

Landscape

Likes

- Much better than existing conditions

Concerns

- Too much turf
- Harsh landscape: thorns, pine needles, etc.

Desires

- Permeable pavement throughout site
- Rain gardens, bioswales, native trees, and plantings
- Wider paths for increased accessibility

Process

Likes

- Multiple methods to communicate with community and gather input
- Collaboration with neighborhood association and alder
- Great redevelopment effort
- Survey

Concerns

- N/A

Desires

- Additional plan images and renderings
- Use input to influence innovation
- Reach beyond immediate neighborhood

Questions Submitted

Site Plan

1. Will the developer be willing to cede some property along Tokay in order to widen that street?

If Traffic Engineering determines there is need to widen Tokay, then the project will accommodate the request.

2. I notice that the plan requires a new driveway for access via Tokay; will this be a controlled intersection or will the Odana Rd at HyVee blunder be repeated on Tokay Blvd?

The intersection will not be controlled, but this access will primarily serve the residents.

3. Access from surrounding streets?

The site can be accessed from Odana Road, Whitney Way, Tokay Boulevard, and from Odana School Park by pedestrians.

4. What kind of green space will there be?

There will be a mix of active and passive greenspace incorporated between buildings, including on the east side of the project. Please see site plan for details.

5. Why are there four four story units instead of fewer 6 or 8 story units to allow for more green space?

Buildings of six or more stories are a different construction type and more expensive to build. Four story residential buildings are what the project can support financially.

6. What plans are there to address the influx of traffic?

The Traffic Impact Analysis (TIA) has determined that the project will generate 2,175 new daily trips. By comparison, when it was fully occupied, Westgate generated 7,333 daily trips. The TIA recommends installing a traffic signal at S. Whitney Way and the existing Hyvee access. Traffic Engineering will determine if the signal is warranted.

7. Have you considered incorporating a community center?

Community spaces for residents will be incorporated into the development.

8. Are there opportunities to create larger outdoor spaces for residence so they feel comfortable walking near their apartment complex without being exposed to Whitney Way/Tokay Blvd traffic?

The buildings themselves will buffer the residents from traffic on Whitney Way and Tokay Blvd.

9. What is the stormwater infrastructure?

Stormwater management has been designed to the city's new ordinance. The site will use an underground stormwater retention tank to capture and retain runoff on site.

10. Why so many parking spaces when directly adjacent to West Transfer Point/future BRT Station, and near many employment centers?

It is necessary to provide enough parking to accommodate residents and adhere to what the market requires; safe access to adjacent transit is also a priority.

11. Why not place larger and taller building to the east side of the site rather than at Whitney Way/Tokay corner?

In general, taller buildings are more appropriate along transportation corridors, especially when close to single family neighborhoods.

12. Will Odana School Park still be a dog park?

This project will not have an impact of the current uses of the park. In addition, City of Madison just approved allowing dogs in almost all of Madison parks.

13. Will there be connections to the trails and sidewalks in Research Park (east of Whitney Way)?

There will be connections to sidewalks, leading to Research Park.

14. Will the underground parking include space for bicycles?

Yes.

15. How many more children can the local schools support?

MMSD has a formula for estimating how many children would be added to the school district as a result of the project. We are working on gathering this information from MMSD. In the meantime, a rough estimation can be made based on the MMSD's calculation for JT Klein's 820 Park affordable housing development.

*820 Park Street (69 units) = 4.08 expected school age children
Proposed development (390 units) ~ 23.06 expected school age children**

**Senior housing units not included in calculation.*

16. What percentage of your residents will be married, single car households versus two roommates two cars?

There is no way to determine which households will have more than one resident and whether or not they are married or roommates. In general, however, larger units (2 bedrooms+) are more likely to have more than one resident.

17. What would be the income levels for the affordable housing units?

The workforce housing income levels are set by the financing from WHEDA. In general, there will be some at 30% AMI and 80% AMI, the majority will be at 50-60% AMI.

18. have you projected the number of kids that will live in the 304 apartments?

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19. How would this impact homeowner's property tax as there may be a need for the schools to expand capacity for residents in the new development?

According to City of Madison's Finance Director, David Schmiedicke, "property value from new construction was over 3 percent of the total property value in the city last year. The level of new construction reflects the city and region's strong economy and helps to hold down increases in taxes on existing property."

20. When the word affordable is used what exactly does that mean? Does it refer to section 8 city code?

In most cases (including this one), it is targeting a mix of 20%-80% of the area Median Income. Depending on family size, making in the area of \$36,000 to \$68,000 per year. The affordable aspect usually means they are looking to use federal, state, county or city funding which comes with requirements for who lives there

This differs from Section 8, as WHEDA section 42 Affordable housing developments do not charge rent as a certain percentage of income. Instead, they limit their tenants to those who make less than a certain percentage of the area median income.

Buildings

21. Setbacks from street?

The buildings are set back approximately 13 feet from both Whitney Way and Tokay Blvd.

22. If you are putting in that many units, why are they sprawled out and why is this development not denser?

Buildings of six or more stories are a different construction type and more expensive to build. Four story residential buildings are what the project can support financially.

23. Will only Phase I have access to the grills?

All residents will have access to community gathering spaces, including grills.

24. Where are play areas for children?

Multiple family gathering spaces have been incorporated into the site plan; children will also have access to Odana School Park through a connecting path.

25. What will be the clearance for the underground parking entrances?

Exact specifications are still being refined but will meet City design standards. Typical clearance for underground parking entrances are between 10.5 and 11.5 feet.

26. Will this structure resemble the new structure near market square?

No; this development will be uniquely designed to fit the character of the surround neighborhood and informed by community input.

Landscape

27. Will pavement be permeable?

This is definitely a consideration. Green infrastructure elements such as permeable pavement will be incorporated where feasible.

28. How can you design the greenspace to naturally capture and absorb (ie. not with retention ponds) all of runoff from the property?

The majority of the stormwater will be accommodated underground. Where possible bioswales, rain gardens, and native plantings will be included capture and absorb runoff from rooftops, sidewalks, and streets.

29. Will you use sustainable landscaping that does not require extra chemicals?

Plans are to have the landscape include native species that are low maintenance and do not require harmful chemicals.

30. Would you consider incorporating a large fountain in the greenspace?

Public art will be included in the community space.

31. Will the landscape be harsh - thorns, pine needles, etc?

The landscape will be natural; there are currently no plans to include "harsh" plantings.

32. Will you put in child friendly amenities?

Multiple family gathering spaces have been incorporated into the site plan; children will also have access to Odana School Park through connecting path.

33. Where will runoff rainwater go?

The site will use an underground stormwater retention tank to capture and retain runoff on site, as well as other natural plantings, rain gardens and bioswales to retain stormwater runoff.

Process

34. What kind of public input will you seek? What about surrounding neighborhoods?

We would like to engage all members of the community, including surrounding neighborhood residents. All input will be used to inform the site plan, building and landscape design, and the overall engagement and planning process.

35. How will you ensure that community input is actually heard and included?

All input received will be heard and constructively addressed.

36. What parameters will be placed on the future commercial/clinic building?

The future commercial development will not be part of this project approval; it will come forward as a separate project.

37. Will Hy-Vee be making changes to its site to accommodate service needs generated by new residents?

Hy-Vee has been a collaborative partner in this development process, and we expect they will continue to help ensure the cohesive redevelopment of the site.

38. When will the senior housing be inhabitable?

The first phase of the senior housing will be complete in 2022 and second in 2023, assuming they are successful in securing WHEDA funding.