

Development Activities Meeting

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: South Side Works Tunnel Boulevard Playground	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team City Council District 3 Office Local Review Committee (LRC) Design Review Committee (DRC) Residents
Parcel Number(s): 29-E-3	
ZDR Application Number: DCP-ZDR-2020-04850	
Meeting Location: via Zoom	
Date: October 22, 2020	
Meeting Start Time: 6:00pm	
Applicant: Vaughan Leer	
Boards and/or Commissions Request(s): City Planning Commission approval of Final Land Development Plan.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Shown map of overall projects in area for context; close portion of S. Water St. to increase green space, working with DOMI; showed site plan of active playground, paths, active adventure trail, hammocks, open space area, trellis structure; working with local businesses for needs; shared example images from other projects; mentioned new apartments coming just north of site; potential active gardens in playground for residents of apartment complex.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Can you still turn right onto S. Water St.? Many people take that route to get onto the bridge.	Yes.
Love the playground for these new apartments coming in the future. How many apartments? Does something need to happen on Tunnel Blvd. to accommodate the apartments since the front door is being taken away?	The front door would happen at the S. 27 th St. and S. Water St. intersection for drop-off and pick-up. We want to create a turnaround at that point. Apartment building is still in early design.
Keep in mind... drinking fountains, bike racks and benches.	We are considering benches as we get more definitive. Definitely thinking of seating and bike racks.

Questions and Comments from Attendees	Responses from Applicants
Is the apartment building a reality?	We are going to pre-planning commission to present concepts. Think it is the highest and best use for the site.
Apartment across the street, City Club Apartments. Is it filled?	I don't know what their current occupancy is but last report was about 95% occupancy.
How many floors will it be?	We will find out in our pre-planning meeting with the City.
Will it be all apartments or retail on first floor?	We are on the front end of the project; fearful to commit to anything. We want a well-thought out blend of retail, multi-family and office (in area). Not sure if or how much retail will be.
How much of the river park entry would be lost to more driveway, roughly?	The drive would not be expanded, just the walkway and access. Modify the existing hard space for access points. Would not be expanding that.
I notice a lot of accumulation of water in the area. Any storm water management?	Do have civil engineers on board to address any impact we are making for the storm water management.
What is river green (on overall project map display)?	A parcel on the eastern side of the overall development that is vacant right now. Part of the master public space program we are proposing while it is a vacant lot.
Is the café and seating part of the apartment structure? That won't be there beforehand.	Correct.
And the parking will be within the structure of the apartment building.	Correct.

Planner completing report: Anthony Kobak