

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: 2613 S. Water St.	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Design Review Committee (DRC) South Side Chamber of Commerce Residents
Parcel Number(s): 26-E-9	
ZDR Application Number: DCP-ZDR-2021-13024	
Meeting Location: via Zoom	
Date: March 25, 2021	
Meeting Start Time: 6:00pm	
Applicant: Rebecca Lowe	
Boards and/or Commissions Request(s): Planning Commission approval for Final Land Development Plan (FLDP).	

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.

Overview of Somara's Road vision for SS Works; explained public and City engagement thus far; 250-unit apartment building; showed context images of buildings and site; PLDP design guidelines; neighborhood connections/ future vision; site plan; landscape plan with building features and amenities explained; stormwater management ideas and green roof; explained floor plans; design and material concept; materials and façade treatment; proposed materials; various elevations and views: 3-D views; street views; pedestrian level views; bird's eye view.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
This is a very well connected site. How have you minimized your parking needs on site beyond taking the bike reduction? What incentives or disincentives will you employ to reduce resident vehicles, to minimize congestion and emissions in the neighborhood?	Try to create true live/ work ecosystem. You don't need a car to get to many places on the south side. We are trying to lean into that. Our parking ratio is .75-to-1, I think. We don't want to over park this building. Working with City on multi-modal options. We will have a car share program in the building. Believe South Side Works can be a 15-minute neighborhood.

Questions and Comments from Attendees	Responses from Applicants
How many units are there? What kind of demand are you seeing the area for these types of units?	251 units in total.
Mix of units? How many floors?	Project is a mix of studio, 1 and 2 bedrooms. 7-stories, with 5 of residential and two stories of podium.
Internal trash collection and recycling?	Yes. Private or public pick-up.
Equipment screening on roof?	Absolutely. It will be screened to minimize visual impact.
Water St. closure. Can you help Tunnel Blvd. get a pull off in front of SS Works City Club Apartments or something to facilitate better flow?	That is a good idea. That is something we can look at. We are going to be in touch with the owners of that for our traffic study to see potentially how we can make that happen.
Where will your Uber drop-off be? Where the front door and turn around is for your building, across from the Hofbrauhaus?	Yes.
Do you see the community garden/ lawn and playground area for adults or kids?	The playground is intended for kids and adults. It is a playground in the true sense of the word.
Fence around the park?	No, this is all public space. None of this is supposed to be private for the residents or otherwise. A fence for around the dog park and maybe around the playground, for safety.
<p>A few things in the SS Works Design Guidelines/ PLDP not being upheld in some cases in this proposal. The massing of this project, it's big... two blocks long big. One principle from Guidelines was to maintain and preserve connectivity and views from Tunnel Park out to the river. The two block thing does not do the openness.</p> <p>The cross-section of the building, it looks to be a very open thing with the screening but it might be an opportunity to dial that back and open up transparency out to the river so you are not met with this 2-block long wall when you are in the park and it does have some connection to the river.</p> <p>I understand the various massive moves to break up this very long thing. Can you take a section out of it or make it less than 2-blocks long when it rises about the pline? Scale-wise, it is a one of kind in the whole SS Works. Any building you look at is not nearly as gigantic as that. Is there a way to break up the hugeness of this, without a change in the materials?</p>	One of the challenges has been with the length of the site, maximizing the density and so forth. We have explored multiple options. We have talked about creating a central corridor. Do people really want to walk through there? It is about mid-span of the building.
I'm talking about visual connectivity. I'm not talking about people walking into your apartment complex. It sort of walls off the river. In urban design terms in kind of - mean.	The viewshed across Tunnel Park is on 27 th Street where the staircase is. The huge amount of open space on either side of the building is something that other buildings in the area don't have. We have a 140' across this view corridor.

Questions and Comments from Attendees	Responses from Applicants
	All the other view corridors between the buildings are very small. We have looked at putting more glass in but the reality is the visual connection is going to be very challenging. We are hoping the air and lighting will open that up a little bit as you walk down the sidewalk.
Check out p.17 of the Design Guidelines. It shows a bit more openness and that's what I'm trying to express here. The 2-block thing doesn't do the openness thing.	Ok, we'll take a look at it.
How long is the building? Isn't the City limit 500'?	It's about 475' from Water Street. Yes.
How likely is it to remove S. Water St. and help alleviate some of the pressure of 475' of frontage?	We're pursuing the vacation of S. Water St. on a separate but parallel track with the design of this building. Our goal for this project was transparency of the base through screening and visual connections to the river. And, create a significantly improved public pedestrian experience in SS Works. Really opening it up as an inviting place, as opposed to a no-man's land. It is an important design feature. All of the feedback has been positive, so far. I don't see why, pending the rest of the process, it won't get approved and be part of this project.
Do you know how long façade is of the SS City Works Apartments?	I think at one point we roughed that out. I think it is over 300' but I'm not positive.
Is that 300' on Tunnel Blvd. or S. 27 th Street?	I'm looking from this point to this point on Tunnel Blvd. I image it is somewhere in the 300 range.
Did you consider design alternatives with active uses along the street facade? Two stories of screening is a lot of dead space and could discourage walking in the area.	We did look at adding more retail space in the building but we don't feel there is a need or the right place to include more retail space. We want to focus this more on a great pedestrian experience, great public space experience. To use the vacation of S. Water St. and the improvement of the park to focus on that pedestrian experience rather than artificially creating activation on the front of this building with retail space. We think it would likely struggle in the context of SS Works.
Lighting design with light and security in secure parking lot for residents... light spills from screening. Have you done any studies to what that lighting is at night? How that looks through that perforated screen? How that spills over into the sidewalk? Are we going to have this cold, glowing box that is going to be harsh and industrial looking?	I hope not and the intent is to do the opposite. With some smart lighting design we can augment the experience. The intent is to make this an incredibly inviting place. To make sure people are comfortable at night and experiencing all of this public space during the day. Travis is showing some concepts for the backlighting and screening options are. Our next level of exploration will look at it at night and do a study from the river side and the Water St. side.

Questions and Comments from Attendees	Responses from Applicants
7 stories and having so much glass on the southern façade – have you looked at glare directed in the morning and evening? How will that glare be redirected in the neighborhood?	No, no glare studies done.
	I'm not an architect but I don't think there will be an issue of glare reflecting off of our building into their building (SS Works City Club Apts.) or vice versa. We can do a sun analysis to see what it looks like but I don't foresee that being an issue here.
	(architect) I don't either. We're not planning on using mirror glass, either.
Bike ramp public or private?	All public access outside the building. There will be some controls into the building, garage and immediate outdoor seating space in the opposite corner.
When plan to have project completed? Elevators.	4 elevators. Nov/Dec. 2023 deliver first residents here.
<p>The building is tall and long along the riverfront. We are hopeful that something can finally happen. The closing of Water street is interesting – it gives you a buffer. I'd be concerned if I was moving in, where does the moving van park? Where to Uber drivers drop off?</p> <p>Two stories of indoor parking – the screening and lighting. If the screening is not done right and the lighting is high-intensity, high bay, utilitarian lighting of a parking garage nature, it would be kind of miserable to the pedestrians on the street.</p>	<p>The visual light pollution that bleeds out of a garage is partly due to the fact you can see the direct source of a lot of the lighting. The intent of the screening and thoughtful placement of the lighting here is to create the background lighting. It has to be safe, functional, provide health and safety purposes but the idea is that it is also a visual beacon. It's not glaring, in your face but you don't see the source of light. Point taken, we'll have to be very considerate about our lighting design, which we intend to be.</p>

Planner completing report: Anthony Kobak