

Hometown 10/23/08 Neighborhood Working Session
Environmental Initiatives
Questions & Answers

(Note to the reader: the listing below is compiled by a volunteer who attends the working sessions are manually records questions and answers from the audience. We are also videotaping the working sessions and will be going through the videotapes to determine if there are any questions that were missed. If so, we will periodically add missing questions and answers to provide as complete a record of each working session as is possible.)

1. What is the size of the Hometown site versus the Riverview site?
 - Hometown is approx. 3.2 acres and Riverview is about 1.5 acres
2. How wide is the environmental corridor?
 - About 400 feet from top of bank to top of bank across the river
3. How wide is the flatland along the river in terms of distance, from the river bank to the west property line of the Hometown property?
 - Roughly 100 feet
4. What is the distance from the south of the building to North Avenue?
 - The easternmost building is set on the property line to match the other buildings on North Avenue. The portion of the building to the west that steps back from the street as you approach the river, is approximately 22 feet from the property line
5. How will students access the building and what is the parking situation for students?
 - There is a parking structure for 105 cars contained in the lower level of the building. The parking facility is entered from the northern end of the property adjacent to Wisconsin Paperboard.
 - Students have limited parking availability subject to the terms and conditions of the UW-M housing contract.
 - Cambridge Avenue will be widened to a full 60 foot right-of-way and rebuilt to create parallel parking on the street. There has not yet been any discussion on how this or any other parking on North Avenue may be regulated or metered.
6. What is the square footage of the turf area and the square footage of the green roof?
 - The total green space created on the property is approximately 1.25 acres. Of this a majority of the space is contained in the central courtyard area
 - The two green roofs total a little more than 16,000 square feet of area. The upper roof area that will serve as a catchment area for irrigation water is approximately 21,000 square feet.
7. How will foot traffic impact the neighborhood?
 - We expect that there will be more pedestrians on the street along North Avenue, which we view as a positive in terms of neighborhood safety. The more eyes on the street, the safer pedestrians generally feel in an area. Currently the lack of foot traffic along North Avenue between Oakland and Humboldt creates an uninviting atmosphere.

8. How are you dealing with cars leaking fluids and contaminants in the basement?
 - This is something that is not currently worked out in detail and will be looked into as the design progresses. The basement has a complete ventilation system that routinely evacuates carbon monoxide exhaust.
9. How are you going to handle the influx of students over break periods for move in?
 - Students sign up for an arrival/departure time online so that all students are not moving in at one particular time. This is a similar process that already occurs at other UW-M residence halls. At Hometown, the plan is to have cars enter the underground garage and park in the garage while unloading. There are two elevator banks available for move-ins and move-outs. In summary, move-in and move-out traffic will use the underground garage
10. Are there plans for green space in the Riverview residence hall?
 - The Riverview site was not large enough to provide for green space for the students. Students of Riverview may have access to the green space at the Hometown property, which we will need to review going forward. Currently there is nothing in the works for UW-M to acquire more green space for Riverview. Alderman Kovac explained that the remainder of the land west of Riverview is owned by a private party who has submitted plans for a 5-story apartment development.
11. How will the issue of 700 new students be dealt with, specifically with trash issues.
 - This is a great question and fits well in another working session we've scheduled. We'll address this concern next week at the Neighborhood Safety and Security working session.
12. How tall is the building?
 - The main building oriented along Cambridge Avenue and furthest from the river is 65 feet tall, 6 stories total. The first floor is 15 feet while the upper floors are 10 feet between floors.
13. How will you deal with the traffic with a limited number of bridges to cross over the river?
 - We have noted this concern and will pass it on to our traffic engineer. It can be considered and discussed at our upcoming traffic meeting
14. Does the 3.2 acres include the portion of the property located in the primary environmental corridor?
 - Yes, of the entire site approximately .85 acres are located within the primary environmental corridor. The remainder of the site consists of parking lot and former gas station site on top of the bluff.
15. Will there be a marsupial bridge, similar to the one on Holton Avenue?
 - Currently there is nothing in the works, but if it would solve a specific pedestrian challenge it could be looked into. (Note: the Holton Avenue marsupial bridge is designed to address a specific pedestrian challenge – connecting Commerce Street and Brady Street. No similar challenge exists on North Avenue at this location)
16. How tall are the 2 buildings extending toward the river?
 - Four stories each totaling 45 feet.

17. You mentioned that there is a LEED standard for density. How does the building size compare to the LEED standard?
 - LEED encourages higher development as a sustainable building strategy. The minimum density threshold is 60,000 square feet per acre of urban land. LEED encourages higher density to bring more people into walking distance of routine destinations.
18. Will parking on Cambridge Avenue be public and metered?
 - Parking will be public but we are not sure at this time if they will be metered spaces.
19. What are the student regulations on cars?
 - Students are restricted from bringing personal vehicles to campus without specific required uses. There is little space for them and the cost to park a car is kept extremely high - \$500 per semester – as a discouragement.
 - UW-M has enhanced its transit options through a frequent shuttle service, zip cars and other methods so students will not have to rely on personal vehicles.
20. Is there a plan to clean up the bluff?
 - Mandel has hired an arborist to evaluate trees for disease and damage to nearby trees that should be saved. However, unless there is a problem that would spread to other trees, the plan is to leave the bluff alone and not try to thin or otherwise influence its growth. Within the setback area between the building and primary environmental corridor, Mandel proposes to plant new trees that are indigenous to the area as a reforestation strategy, so that at that point in time when trees are lost on the bluffs a secondary vegetation line will have formed.
21. Would you consider adding evergreens to the mix? 5 months out of the year the leaves will be down and there will be a view of the building.
 - We will bring your concern to the attention of the arborist and ask him to comment on evergreens as part of an indigenous planting plan.
22. Will there be a stairway for public access?
 - A public stairway is proposed to be built from a spot adjacent to the North Avenue bridge extending to the pathway system along the river. This would also include a handicap-accessible ramp.
23. Will there be another way for public access to the river?
 - No, this is the only access point planned for this property.
24. What is your goal for the level you achieve on LEED?
 - We don't know yet how many points we're able to qualify for as we're still working on the plans. LEED will have the final say on how many points we actually earn through the execution of the final plans and specifications, so we can't say with certainty what level we'll earn until our project is built and certified.