

Westgate Mall Redevelopment

Midvale Heights Neighborhood Association Meeting Notes

Sequoia Library – January 28, 2020

Presentation Q&A

- Why do we refer to the developing space across Whitney Way as an Opportunity Zone?
 - It is a tool developed by the federal government, used develop areas that otherwise wouldn't attract development.
- Once the project is developed, is JT Klein going to continue to manage it?
 - JT Klein properties are typically managed by Oakbrook Corporation, under the supervision of Jacob Klein.
- What are some other developments around town from JT Klein for a general idea of what it will look like?
 - Each development looks different, depending on the location and the expressed interests and values of that specific community.
- What do you see being built first and last?
 - The project will likely be a phased development; at this time, there is no indication of what will be built first.
- It will take at least 10 years for good bus service – people living here will most likely need to have a car.
 - The bus service is progressively being improved. The City is currently working on implementing a Bus Rapid Transit (BRT) system as well as redesigning the Metro bus system to improve access and functionality. Residents will have great access to public transit and other forms of transportation.
- What is the projected construction timeline, and will union labor be used?
 - There is not currently a projected timeline. We could potentially break ground by end-of-year (November – December) at the earliest. We have not hired a contractor yet.
- How many housing units are you proposing? Will it all be attached multifamily housing?
 - Likely between 350 – 550 units, but there is no finalized number of housing units proposed at this time. There has only been consideration for attached multifamily housing, however, that is subject to change depending on City and community input.

- With increase in density and population, how will the city increase in services like police and firemen? Additionally, how will the Madison School District deal with more students?
 - We will be working with the City throughout the process to ensure City services are adequately allocated with an increase in population and density. When developing affordable housing units, we are also required to work with the Madison School District.
- Flooding has been a problem and affected areas of the site; how will this be dealt with?
 - We are required to have a stormwater management plan, plus we have a stormwater consultant who will thoroughly examine the site prior to designing.
- Are you considering a Tax Increment Financing (TIF)?
 - We are considering Tax Increment Financing (TIF), however, we are still weighing options and examining the necessity/feasibility of each potential funding opportunity.
- What's your definition of affordable housing?
 - It is housing that is affordable to those with a median household income or below, as rated by the national government and/or local government by a recognized housing affordability index.
- In other developments throughout Madison, store fronts are left vacant months later. How will this be different?
 - We are working with the City throughout the process to determine effective ways that will hopefully mitigate vacancies.
- Will there be a connection off Tokay?
 - Yes; we plan on incorporating an entry on Tokay.
- Will there be a change in status of the dog park?
 - We are looking into various options with City staff regarding the future use of that open space.
- What will the parking look like?
 - Parking will include a mix of underground and surface parking.
- What are you seeing in terms of it being environmentally friendly?
 - We will do everything in our power to make this development as environmentally friendly as possible.
- Do we know what Epic is doing with the building up the hill?
 - We do not know; we may inquire about the property.

General Comments

- It's a really good location.
- I want to see this as innovative 50-year buildings.

- I want this to be something we're proud of, aesthetically and innovation wise.
- Reiterate parking; there isn't enough. Making sure there's enough parking should be a priority.
- I would like to see this development include a senior center, like the one downtown.
- I hope you're considering sidewalks and safe paths to Metro bus and other transit options.