



ENGINEERING
SURVEYING
PLANNING

March 28, 2019

City of LaCrosse
Attn: Tim Acklin
3rd Floor
400 La Crosse St
La Crosse, WI 54601

RE: Predesign meeting request – Farnam Flats

Dear Mr. Acklin

Enclosed you will find a preliminary site plan, grading plan and preliminary artist rendering and floor plans for a multiuse project located at Farnam Street, 7th Street and Hood Street to be known as Farnam Flats. We request you schedule a predevelopment meeting with the different departments that will be reviewing, commenting and ultimately approving this project. Below is a summary of items that we have started to address.

Overview:

Farnam Flats will be a four story above ground mixed use commercial/residential structure with an underground parking garage. The site is located three blocks north of Gundersen hospital and two blocks south of Hamilton Elementary School. 3645 square feet of commercial space is proposed. The anticipated tenants of the commercial space would be neighborhood commercial type uses providing products and services primarily to residents located within a few blocks of the site or visitors/employees of Gundersen hospital and Hamilton Elementary School. 46 residential units will be created with a mix of studio, one and two bedroom units. Rents will be market based.

Sanitary Sewer – Cutting in a service near the end of the sanitary sewer main in Farnam Street will provide adequate service. The elevation of the main is such that the ground level and above floors will be served by gravity but any drains in the basement will need to be pumped.

Watermain – a water line is proposed to be brought into the site using a wet tapping sleeve and valve off the main in Farnam Street. The size is anticipated to be an 8 inch but will need to be confirmed with the mechanical engineer designing the fire and domestic lines within the building.

Storm Sewer – Public catchbasins are located in the southwest and northwest curb returns of 7th Street. We intend to connect roof drains directly to those catchbasins. Runoff from the parking area will flow to the alley which has a “V” channel in the center which drains to Hood Street. Runoff that reaches the garage of the building at the end of the ramp will be captured and pumped out of the building to one of the catchbasins in 7th Street. Any snow melt or other water which reaches drainage structures within the garage will be routed to an oil separator with the water being connected to the sanitary sewer ejector

pump which is per building code requirements. The routing described will need to be confirmed to be compliant with Wisconsin building code.

Stormwater Treatment – the existing uses had a total of 17,917 sq ft of impervious surfacing. The proposed site currently has a total of 17,778 sq ft impervious surfacing. Since the total impervious surfacing will not increase, storm water treatment may not be required but aspects may still be incorporated into the project. Depending on materials used within portions of the surfacing of the site, a Post Construction Stormwater Maintenance Agreement may still be warranted. We will work with the City's engineering office if an agreement is determined to be required.

Vehicle Traffic and available parking – The only vehicle access points will be from the alley that connects Hood and Farnam Street. A ramp to an underground parking garage with thirty five parking spaces will start off the alley near the north end of the site. Five off street parking spaces accessed from the alley will be located between the ramp and the building. On street parking is available on all three sides of the building. All of the on street parking is posted for 2 hr limits.

Pedestrian Traffic – Existing public sidewalks in the right of way will be removed and replaced as part of the project. Interior walkways will be provided to access the public sidewalks which will provide for multiple pedestrian routes within the site.

Ramp – The building is planned for 10 foot basement garage side walls. With 12" precast and a 3" concrete topping, the total difference from First Floor to Garage Floor is then 11.25 feet. With 10' ramp transitions as well as a couple extra feet at the alley and garage door, the ramp will have a calculated slope of 13.0%.

Landscaping / Boulevard Trees – the three trees in the boulevard will all be removed. A landscaping plan with required boulevard trees and onsite plantings will be created for the zoning submittal.

Police – no comments at this time

Fire – a hydrant is located in the southwest corner of the project. Another is located across the street from the northwest corner of the project. The building will be sprinkled. Knox box location to be coordinated. Leases will not allow for grills on balconies.

Small Utilities – Gas, electric and communications will be coordinate with the area utilities.

Temporary Closures during construction – A permit will be required to temporarily close Farnam Street during sewer and water connections. Closure of all three sidewalks will be requested during construction. There are alternative sidewalk routes across the street from the project. A permit may be required for connections to storm sewer structures at the returns on 7th.

Parking – Parking calculations for Multi-Family residential is per Section 115-512(j) is for one parking space per bedroom. There are 55 total bedrooms in the 46 units. We plan to submit a waiver request to reduce the required residential parking from 55 spaces to 46 spaces... one per unit. 35 of those spaces would be provided in the parking garage onsite. The remaining 11 would be located on the Gundersen parking lot located to the southwest of the site. The Gundersen spaces would be assigned spaces to individual units through an agreement reviewed by the City.

Parking calculations for Commercial is per Section 115-393 (k)(1) which calls for 1 per 150 sq ft retail/service and 1 per 300 sq ft for office. Office uses with a 25% reduction for unoccupied area would calculate to 10 spaces while retail/service uses with a 25% reduction for storage/unoccupied area would calculate to 19 spaces. We plan to submit a waiver request requiring no onsite parking spaces for the commercial uses. The spaces needed for the commercial area can be supported with the current on street parking which is designed at 2 hour parking. After 5:30 pm and before 6:00am, unassigned off street

G-Cubed Inc., 14070 Highway 52 Southeast, Chatfield, Minnesota 55923

Phone 507-867-1666 ♦ Fax 507-867-1665 ♦ www.ggg.to

parking will be made available on the Gundersen parking lot. Those hours are off peak usage hours for Gundersen employees which will overlap with potential peak hours of the commercial tenants.

The 5 spaces located off the alley would be available for use by either the residential or commercial uses. They would not be allocated as onsite spaces for one use or the other. To support the parking space waivers, a Transportation Demand Management (TDM) plan will be created. A TDM is a program of information, encouragement and incentives to help people know about and use all of their transportation option to optimize all modes in the system and to reduce the incentives to drive personal vehicles. The current options for transit at the Farnam Flats site are walking, biking, driving a personal vehicle, use the public bus system and ride share (carpool, taxi or service like Uber), or rental vehicles (Enterprise is located near the Downtown Transit Center). Because of the proximity to major places of employment, an existing pedestrian system of sidewalks and municipal transit with existing bus stops located both one block south and one block north, the Farnam Flats site is a prime location for a TDM. The key component of the TDM will be providing information to prospective tenants of the available transit options and limited available onsite parking.

Setbacks – Proposed setbacks are 2.0 feet off north line, 5.0 feet off west line, approximately 3.5 feet off south line, approximately 5.00 feet off the east line (alley). A boundary survey will be forthcoming. Combination of the lots with the City Assessors Department will be completed prior to start of construction.

Elevation of building to walk/alley – The existing hard surfacing we will construct adjacent to is in the southeast corner in the sidewalk measured 670.05 as the highest point. Another point in the alley measured 670.02. The elevation of the sidewalk in the southwest corner of the lot 669.5. Using 5% slopes, we have preliminarily set the building elevation at 670.15. This allows for ADA access at all entrances with the exception of the north door which will require one step down before reaching the public sidewalk.

If you any questions or comments, please call or email to keep the process moving forward. 507-867-1666 ext 105 (office) or 507-261-8148 (cell) or markw@ggg.to.

Thank you,

Mark R. Welch, PE

Cc: Spencer Schram – ownership group
Jeremy Kane – Schoeppner Inc.
Jose Rivas – CRW Architecture