

Summary of Issues/Concerns and Recommendations
for City of Madison Conditional Use Permit Process for
Dane County's Proposal for a Day Resource Center on the Messner Site

TLNA Steering Committee
Feb. 8, 2016

Issues/Concerns	Recommendations
County's dismissal of neighborhood <ul style="list-style-type: none"> - Lack of trust: there have been changes in the plan, the process, capacity, facility size, etc. The lack of permit for interior demolition and design work all leads to uncertainty in the process. - County does care about the neighborhood's concerns and input to the process 	Treat the neighborhood as a partner and include the neighborhood in all processes as the DRC is designed, operator is chosen and services are chosen.
RFP and the County do not require ongoing neighborhood engagement after the DRC opens	Have provider/county provide an annual report to City and neighborhood: <ul style="list-style-type: none"> - What's going well, what impacts has the DRC had? - Monthly/quarterly stakeholder meetings with DRC operator, County, City, funders, community, school, TLNA, Tenney Nursery
United Way may not be transparent with focus groups that are helping to determine the operator and services	Ensure that focus group meetings are open and include all stakeholders and all stakeholders have a say in operator selection and services provided.
County does care about the neighborhood's concerns and input to the process	Secure provider before applying for CUP so that neighborhood can recommend conditions related to services that will be provided
Property values may decrease	?
Loss of tax base	?
Lost opportunity to develop the site and adjacent areas for businesses and housing that is complimentary to the goals of the Capital East Build Plan and the Tenney Lapham Neighborhood Plan	
Negative visual impact on gateway into the city due to clients and associated persons congregating outside	

<p>Neighborhood sidewalks and streets:</p> <ul style="list-style-type: none"> - Clients congregating on the sidewalk may inhibit pedestrian safety or comfort - Clients congregating on the sidewalk may make children going to school uncomfortable - Same concerns about those attracted to the DRC area who are not clients (experience with earlier shelters implies there will be others attracted to the neighborhood) 	<p>Provide plan for opening and closing times that discourage congregating on the sidewalk:</p> <ul style="list-style-type: none"> - Sufficient transportation provided - Flexible transportation times - Waiting area on site - Free bus passes for clients
<p>Neighborhood yards and properties:</p> <ul style="list-style-type: none"> - More trespassing in the neighborhood - People hanging out and sleeping in yards/carports, in the parks. 	<ul style="list-style-type: none"> - Additional security and/or police patrol in neighborhood - Add Park Ranger support in nearby parks - Increase park staff and city staff patrol and cleanup of all public areas
<p>There were multiple instances of trespassing at the Rainbow Project during the temporary shelter on E. Washington. This could happen again at Tenney Nursery.</p>	<p>Upgrade security at Tenney Nursery:</p> <ul style="list-style-type: none"> - Provide better access control to building - Upgrade fencing - Upgraded lighting in carport and elsewhere - Who pays for these?
<p>More police calls at and near the DRC, thereby degrading the quality of life - Nursery will hear the sirens from these calls</p>	
<p>Clients will need restrooms during the hours the shelter is closed. Clients and others will use parks, yards, carports, open areas as a restroom. Who is responsible for cleaning it up?</p>	<p>Provide public restrooms nearby that are secure, not shelters and are well maintained. The experience with public restrooms downtown is not encouraging.</p>
<p>How will the DRC handle disturbances in and near the DRC, whatever the cause? How will those disturbances be handled if the DRC is closed?</p>	<p>Provide a plan that details how disturbances/altercations will be dealt with at DRC and surroundings, both during operating hours and off-hours.</p>
<p>Concern that the DRC will have a negative impact on neighboring businesses.</p>	<ul style="list-style-type: none"> - Fencing along lot line between Pasqual's and DRC - TBD: how to prevent impact on nearby business' bottom line (not just Pasqual's, but all nearby businesses, galleries, studios, etc. - Business along pedestrian routes between DRC and downtown/other service providers could also see impact - Grocery stores, restaurants/bars and

	others open to the public could become waypoints between downtown/other service providers and the DRC
Smoke from outside smoking area may infiltrate Tenney Nursery grounds/play areas and other adjacent properties.	Confine smoking to an area away from Tenney Nursery, other adjacent properties and front sidewalks area.
Inappropriate noise and inappropriate language from DRC may drift over to Nursery	<ul style="list-style-type: none"> - Provide a buffer area - Don't allow outside events
Attendance at Tenney Nursery will drop, making the business less viable	Set time periods to evaluate the Tenney Nursery attendance (2 months, 6 months, 1 year, 2 years?). Set thresholds that will trigger a reevaluation of the DRC's CUP based on Nursery attendance? Establish baseline metrics to assist in determining any change?
General Impact on Neighborhood	<p>Baseline metrics</p> <ul style="list-style-type: none"> - Gather metrics in advance of the DRC from neighbors, businesses, schools (impact on businesses, police calls, etc.) - Gather on a regular basis - Use as the basis for program evaluation - Use as input for potential actions by Plan Commission using continuing jurisdiction
Who will be in charge? Will all issues be addressed to the provider? What about the County, the City and United Way – will they have any culpability with problems?	One entity and contact should be responsible for DRC
Long term funding for DRC will not be secure and there is not enough initial funding	Do not open unless all services and staff are funded both short- and long-term.
<p>Staff Issues:</p> <ul style="list-style-type: none"> - Paid staffing ratio at the DRC may not be adequate - Stable, quality staffing may not be funded 	
Parking: Is there enough for clients, staff, resource providers, and visitors?	
Is transportation comprehensive enough? Four trips/day is not enough to serve population and their needs. Many services will not be located at the DRC (bona fide meals, full storage, sleeping, any referred services not provided on site) – clients will necessarily	<ul style="list-style-type: none"> - Van schedule should be sufficient, frequent and flexible. - Free bus passes for clients for when van is not available. - Van destinations should include all other potential resource sites rather than just

come and go many times throughout the day.	one or two fixed destination.
Food safety in DRC may not be adequate	<ul style="list-style-type: none"> - Provide better kitchen facilities and full meal service for individuals and families - Assure that donated foods and any cooking facilities meet health safety requirements
Will drug and/or alcohol use or those under the influence be allowed at the DRC?	<ul style="list-style-type: none"> - Plan should include a ban on alcohol and drug use at the DRC - Plan should include how to handle clients who are allowed entrance but later determined to have usage problems
Worries about the number of clients who will be served and if the facility and services will be adequate.	Plan for those times when capacity is exceeded