

Troy Gardens Chronology

Greg Rosenberg (6/30/08)

2002

MACLT's initial intent as developer was to finance the cost of the Common House through a combination of unit sales income, along with a modest amount of fundraising. Initial goal was for the building to serve the homeowners only, consistent with "standard" cohousing design practices.

2003

Preliminary construction budget for Troy Gardens does not contain enough funds to cover cost of Common House, unless (a) we raise the sale price \$10,000 to \$20,000 per unit, and/or (b) significantly reduce the size of each condo unit.

MACLT Board directs MACLT Executive Director to design condo units to be large enough to work well in the event that MACLT is not able to build a Common House. As a result, units are made larger, with full basements.

Cohousing Common House becomes the Troy Gardens Community Center, based on (a) need to raise funds from individual donors/businesses and foundations to cover cost of construction; (b) need of Friends of Troy Gardens for teaching, meeting and office space.

First draft of floor plan completed with architect Jim Glueck.

- [Floor Plan](#) (August 2003)

MACLT's attorney advises that MACLT needs to retain ownership of building, because a 501(c)(3) tax-exempt entity needs to own the building in order for project to receive foundation grants and donations from individuals and businesses.

Grant application to the Madison Community Foundation (Sept 2003) - \$75,000 awarded.

- [Application cover page](#)
- [Application](#)
- [Budget](#)

2004

Architectural Drawings - December 2004

- [Elevation 1](#)

2005

Cost of green features (fiber-cement siding, solar thermal ready), in combination with needing to keep units affordable to both income-restricted and market-rate buyers, means that 100% of the cost of building the community center will need to come through fundraising efforts. No dollars from unit sale prices will go toward funding Community Center.

2006

Grant application submitted to Department of Natural Resources. Project has been retitled "Nature Education Center" in order to qualify for DNR funding.

- [Application](#)
- [Narrative](#)

Architectural Drawings - April 2006

- [Floor Plan](#)
- [Elevation 1](#)
- [Elevation 2](#)

Architectural Drawings -- June 2006

- [Rendering](#)

Grant application submitted to Veridian Homes Foundation -- awarded \$22,500 for predevelopment expenses.

- [Narrative](#) (attachments were April and June 2006 drawings)

Cost estimate for construction of building (not including separate storage/workshop building) provided by McGann Construction: \$431,750.

Designer Tim Mulavey (from Boston, MA) joins design team for project, and starts work on 3-D models for Nature Education Center. 3-D models are used in order to give building users a realistic sense of what the building will look like, to make it easy for folks to provide feedback.

2007

Work on 3-D models continues, with first detailed draft completed in January 2007

- [SketchUp 3-D Gallery](#) (Jan 2007)

MACLT Board begins discussion of increasing size of office space at Nature Education Center to accommodate MACLT staff. By Spring 2007, Board indicates its strong support for moving MACLT offices to Troy Gardens.

MACLT Executive Director has a number of individual conversations with staff from Friends of Troy Gardens, as well as homeowners at Troy Gardens, to get feedback on 3-D design. Presentations made to Friends of Troy Gardens Board in Spring 2007.

Revised 3-D model, now showing expanded office space

- [SketchUp 3-D Gallery](#) (September 2007)

First presentation to Troy Gardens Condo Association in August 2007.

September 2007 -- MACLT finally gets confirmation of \$160,000 in grant funds from DNR.

Total funding commitments from DNR, Veridian Homes Foundation and Madison Community Foundation now total \$257,500.

Troy Gardens Condo Association meets in September 2007 to discuss their hopes and dreams for the building.

- [Meeting Notes](#) (9/23/07)

MACLT puts together draft document to start to process of answering the question of "who decides what" in moving forward in the design process

- [Levels of Empowerment Analysis](#) for Troy Gardens Nature Education Center (draft 2, 10/8/07)

Revised 3-D model and floor plan, reflecting Condo Association input from 9/23/07

- [Floor Plan](#) (10/17/07)
- [SketchUp 3-D Gallery](#) (10/17/07)

MACLT meets with both Troy Gardens Condo Association and Friends of Troy Gardens on October 17, 2007, to review latest version of 3-D

model, and to begin to lay out the framework for collaborating on the design process going forward.

- [Powerpoint Presentation](#) (10/17/07) (PDF)
- [Meeting Notes](#) (10/17/07)

2008

5/8/08: Presentation to the Common Staff Committee of the Troy Gardens Cohousing Community

- [Revised building design](#) (QuickTime)
- [Keynote presentation](#) (Flash)

EMAILS FROM GREG ROSENBERG TO TROY GARDENS HOMEOWNERS (2006/2007)

8/16/06

Hello Everyone

As you can see, things are moving ahead at Troy Gardens. Siding is finally going up on the first building -- so now you can get a sense of what the buildings will look like. And the first building is scheduled for completion on September 1st.

Condo documents are almost done -- they are just going through their final review with our lenders. We really, really hope to have this tied up within the next week.

I also wanted to let you know about some updates to the Troy Gardens website (www.affordablehome.org <<http://www.affordablehome.org/>>) that you might be interested in:

- 1) Revised information about the common house -- renamed the Troy Gardens Nature Education Center -- including a brand new rendering and powerpoint.
- 2) Revised construction dates -- we just got these from McGann Construction -- please read this page carefully.
- 3) Revised model for tankless hot water system -- and clarifying that it is only available for 2 bedroom units.
- 4) Construction photos --with more to come.

See you all at the potluck on August 22nd.

Greg

9/29/2006 (in part)

NATURE EDUCATION CENTER: We are beginning to focus in on the Troy Gardens Nature Education Center (formerly known as the common house or community building). As you know, this building will be owned by the MACLT, and the use will be shared between the homeowners association and the Friends of Troy Gardens. We will be having some design charettes this fall, to get input on the design of the multi-purpose room, kitchen, kid's play room, and FTG's office space. So stay tuned -- and get ready to express your opinion!

6/11/07 (in part)

NATURE EDUCATION CENTER: I met with the condo association board last week, and we talked about what the next steps are for the Nature Education Center. People had lots of questions — and to be honest, I don't have all the answers quite yet. This summer, MACLT will be working on two fronts: (1) to put together a community design process for our homeowners as well as folks from the Friends of Troy Gardens, to get input from all the users of the space; and (2) to start mapping out our capital campaign strategy, because we have a lot of money to raise before we can break ground. Lots more information to come about this — so stay tuned.

7/13/2007 (in part)

MACLT STAFF ROLES: With the wind-down of the construction process, staff roles at MACLT will be changing. Our Business Manager, Mary Myers, will be moving into a primary staff support role in working with the condo association. Mary has many years of experience as a consultant with nonprofit organizations and small businesses, a strong commitment to conservation, and the experience of working with our two other homeowner associations (Anniversary Court and Camino del Sol). My work will focus on the nature education center project, where we have a lot of design work to do, community input to solicit — and a whole lot of money to raise.

9/18/2007

Hi Everyone

This is great -- it is so exciting that you all are getting together to start talking about your hopes and dreams for this project.

I've waited a long time (years actually) for there to be a community of homeowners to collaborate with on this project. We really want to make sure that this is a place that feels like home to you -- and which ties together all the people and organizations that make Troy Gardens such a great place. And we want to make it as close to a zero-net-energy building as we can -- as well as honoring our commitment to universal design at Troy Gardens.

In terms of a timeline -- if we could get your notes from the Sept 23rd meeting by the end of September -- I can take them with me when I meet with our 3-D design guru (Tim Mulavey) in Boston the first week of October -- which will give us a chance to incorporate your collective thoughts into the next revision of the building design. Then we could get together for a "user feedback session" in mid-October to present the revised design to you and get your feedback.

One question -- would you be interested in doing a "user feedback session" at your October potluck (I believe it is Oct 17th). We could also invite the folks from the Friends of Troy Gardens -- make it the first joint-potluck -- and get your thoughts on the Nature Education Center (or whatever we will end up calling it). [It also happens to be the only weekday evening in October that works both for me and our local architect Jim Glueck.]

Really looking forward to hearing about the ideas you generate.

Greg

9/28/07

Hello Everyone

I would like to invite you to participate in a User Feedback Session about the Nature Education Center we will be building at Troy Gardens within the next few years.

We have been evolving a design for the building, based on lots of individual conversations -- as well as based on a charrette we did way back in 2003.

The good folks from the Friends of Troy Gardens will be coming to the next monthly potluck of the Troy Gardens Condo Assoc -- where we will take all of you through our latest 3-D design of the building -- and get feedback from you -- the users of the building.

The potluck will be at 6:15 PM at Lakeview Lutheran Church on Wednesday, October 17th -- with the design session to start at 6:45 PM. We'll have things wrapped up no later than 9 PM.

Here is a preliminary agenda for the discussion:

- 1) Myself and architect Jim Glueck will do a detailed overview of the work we have done to date, and take people through a 3-D rendering of the building.
- 2) We will pose some specific questions to people -- both as a large group, as well as in smaller break-out groups. And of course -- answer any questions that people have about the building.
- 3) We would like to break into smaller groups to discuss specific rooms or use issues, such as kitchen, children's room, meeting space, office space, outdoor areas, etc.

Our goals for this meeting would be:

- a) to give everyone a detailed sense of what the building will look like.
- b) to brainstorm new ideas for the building.
- c) to help us sort through some of the questions that we have about the building.

d) to surface any questions or concerns that people have about the building.

In preparation for the meeting, MACLT will post images of the current building design online -- along with a list of feedback items we have received to date (including the results of the meeting you had on Sept 23rd), and how they has been incorporated into the design.

Thanks -- and see you in a few weeks.

Greg

10/15/2007

Hi Pacia (and everyone)

Yes -- I knew that talking about the office space was something that people would want to do at the meeting on Wednesday.

You are correct -- our current funding commitments do not require office space for MACLT -- though they do include reference to office space for the Friends of Troy Gardens.

And we could have done a better job of starting the conversation about growing the office space to include room for MACLT. I apologize for not doing a better job with that.

I can tell you that MACLT has compelling reasons (from our end) for wanting to move our offices to Troy Gardens, which I can articulate in more detail on Wednesday. And no -- it was not a sudden decision -- though it may have felt sudden to you. And keep in mind that by adding office space for MACLT, we can strengthen the prospects for getting the Center built, because: (a) MACLT could take out a mortgage to cover a portion of the building expense, and (b) there are sources of funding specifically for office/program space such as this (that otherwise would not be available for this project).

All I ask at this point is that you and the other homeowners keep an open mind about the possibility of office space as we continue this conversation -- because I hope that we can find a win-win scenario that works for everyone.

Lastly -- Tim Mulavey is hard at work on the latest revision, which will

be ready by Wed night -- and I will post it to the web as soon as it he gets it to me. I've asked him to include a floor plan with room dimensions as well.

Greg

On Oct 15, 2007, at 3:43 PM, Pacia J. Harper wrote:

Hi Greg, and others,

The "Chronology" on the resource page doesn't mention when or how the idea of adding MACLT offices to the Nature Education Center came about. I was surprised to see that David's notes (Feedback/Questions from Troy Gardens Condo Association <<http://www.cltnetwork.org/tgweb-beta/tgcasestudy/nature-center/TGCA/Common%20House%20Discussion-sept-2007.pdf>>) didn't mention the fact that a number of homeowners object to MACLT's sudden decision to add so much office space to the NEC. Although it's difficult to be precise without floor plans, one estimate is that the new building is nearly twice the size of the last plan.

Turning the "Common House" into the "Nature Education Center", and sharing it with Friends of Troy Garden, is something we were all aware of pretty early on (although not before signing our offers to purchase). I appreciate FTG activities and am happy to share the building with FTG, especially since it's required for funding purposes.

However, adding MACLT offices significantly increases the size and cost of the building. Based on the fundraising information provided, including MACLT office space in the NEC is not required by the funds raised so far. In fact, we wonder how the additional MACLT space will be paid for.

In addition, Troy Gardens does not seem like an appropriate location for MACLT. It is time-consuming and difficult to travel here by bus from most parts of the city, and not convenient even by car. Siting the offices here seems like a problem for future clients of MACLT.

Finally, I had asked about getting actual floor plans for the new design, and I thought you would make those available before the charrette. However, the most recent floor plan on the resource page is

from June 2006 (it does not include MACLT office space). A new floor plan would be very helpful and appreciated.

Thank you,
Pacia J. Harper

10/18/07

Hello Everyone

Last night was simply extraordinary for me -- and I just want to thank all of you for coming -- and for sharing your thoughts and concerns.

As I mentioned last night -- some issues that you raised have already been addressed -- others can be quickly resolved -- while others will need some reflection. But so far -- it still seems to me that a win-win scenario is within our grasp.

I have posted the powerpoint from last night in PDF format on the case study website -- <<http://www.troygardens.net>>

I'll be in touch -- to follow up on issues raised last night -- and to set up another time in the near future to continue the conversation.

Thanks
Greg