

## Notes

### **TLNA Neighborhood Meeting for Gebhardt Development Phase II Modification Proposal on the 800 N Block of E. Washington (The Galaxie)**

**24 Sept. 2015, Constellation Community Room, 10 N. Livingston**

Introduction of Attendees --

Patrick Heck, TLNA Development Chair

Alder Ledell Zellers

Patty Prime (TLNA President)

Gebhardt Development: Otto Gebhardt, Chris Gosch, Patrick Koehler

Neighbors: Mark Bennett, Richard Linster, Jo Drury

Patrick Heck restated the proposal schedule as of this meeting date. The Gebhardt team added details:

- a. Urban Design Commission – 7 Oct.
- b. Plan Commission – 19 Oct.
- c. Start construction – immediately after approval by City
- d. Phase I apartments in the tower should open end of March 2016
- e. Phase II apartments and commercial space should open July 2016
- f. Phase II condos will open spring 2017.

The grocery should open in Dec. 2015 or in Jan. 2016. They are hoping for December, but are still negotiating with the Fire Dept. and Building Inspection over some unresolved issues related to finishing the Paterson side of the apartment tower while the grocery is open. Gebhardt Development has recently submitted more info on their plan to segregate any unfinished areas from the grocery and its patrons – they are hoping this will take care of the concerns. Festival Foods has also submitted a detailed life safety plan.

The City's TIF contribution was long ago approved for the entire project, but it was separated into a Phase I and a Phase II component. Gebhardt is now finalizing the details with the City on the Phase II TIF and expect no bumps in the road.

Chris Gosch then presented details of the modification to Phase II and neighbors simultaneously asked questions. Key points of the presentation/discussion are below.

- For Phase II, Gebhardt Development is still proposing the condos/live/work units on E. Mifflin and commercial space along N. Paterson. This proposal adds 48 more apartment units in 4 stories and a roof deck atop the 3 floors of commercial space, all overlooking Breese Stevens Field.
- There is approximately the same amount of commercial/retail space as originally planned. The residential density of the entire project as proposed is about 61 units/acre
- The new apartment units would be a mix of 1- and 2-bedroom units.
- All aspects of Urban Design District 8 would be honored, including the 30% slope

requirement in height. The Galaxie's original Conditional Use permits (about 15 of them) were approved by the City for the entire site. They will need additional City approval for the modification to Phase II.

- The Phase I viewing deck in the apartment tower that is now going up will still have a 11<sup>th</sup> floor viewing deck.
- Gebhardt is glad that the modification gives more residential density to this end of the project – they also wanted to activate N. Paterson across from Breese Stevens.
- The rooftop deck facing Breese Stevens will be for the building residents, but will be available to the public on a reservation basis. This is also the case for the Phase I 11<sup>th</sup> floor deck.
- The parking structure will be complete as of Phase I, but has been internally rearranged to squeeze about 30 more spaces out of it. The parking structure should be sufficient because of shared parking arrangements between daytime commercial users and nighttime/weekend apartment tenants.
- Patty Prime asked what the driver was for the Phase II modification. Otto Gebhardt responded that the financing of the project was the major driver, but they also did have a desire to activate N. Paterson St. across from Breese Stevens.
- The deck on top of the 3-stories of commercial and 4-stories of apartments along N. Paterson will create a bit of a Wrigleyville environment during events at Breese Stevens. That deck will be about 5500 square feet and could possibly have raised bed gardens and other green features. Residents of the Phase I apartment tower will also have access to the deck.
- Patrick Heck asked where the entrance to the Phase II apartments will be. It will be on Paterson St. and will be shared by the commercial tenants.
- They hope to put sedum and/or other green features on the roof of the parking deck.
- Patty asked if there will be a party/community room on top of the Phase I tower. No – that would be zoning violation.
- Gebhardt said they see good retail demand for retail spots. They are considering a sports bar-type space at the corner of N. Paterson and E. Washington and perhaps a breakfast/diner spot in the other retail space on N. Paterson. As with the Constellation, they lean towards local businesses rather than national chains. Patty noted that this ties in well with the local flavor of E. Johnson Street businesses. Ledell suggested Bradbury's as a possible tenant. Patrick Heck asked about the earlier mention of a sushi restaurant – Chris Gosch said that was no longer likely for this Phase.
- Otto Gebhardt reiterated that those local businesses who went into the Constellation and will go into the Galaxie should be commended for being pioneers- they bought into the area early before it was established a viable retail destination.
- Patty asked if a pharmacy was possible. Chris Gosch said that Mallot's was once

interested, but they want a gig drive-thru, something that is not feasible in the development's configuration. Chris said they might do another survey of the neighborhood to ask what type of businesses is desirable. A small movie theater was discussed early on for the Gebhardt development across E. Washington (Cosmos), but now that Frank Productions' concert venue is a component of that development, it is no longer likely.

- Patrick Heck says he is pleased with the retail, but would like to know more about living wage jobs in the commercial spaces. Chris and Otto respond that they feel that the commercial space will fill up with good tenants like in the Constellation. They had more success with the commercial space in the Constellation than they first anticipated. Google and Artisan Dental both seem well established.
- Mark Bennett says that he likes the increase in height along Paterson. It makes the entire development look better weighted.
- Mark asked if the rooftop deck will see late night parties. Otto says it will be regulated to avoid noise problems and will close by some hour unless properly reserved.
- Patrick asked if bike parking will be increased to accommodate bikes for the extra Phase II units – yes.
- Phase II retail space will total 6000 square feet. About 4,000 will be for the corner of Paterson and Washington with 2,000 more along N. Paterson. The N. Paterson retail space will be long and narrow, i.e., not much depth with a lot of frontage along Paterson.
- There will be some retail and commercial between Festival Foods and the corner retail space at Paterson and Washington. A bank will also front on E. Washington.

After the presentation and neighbor input was completed, a discussion ensued of the TLNA process for handling the proposed modification to Phase II. As TLNA President, Patty Prime agreed that via email she would propose to TLNA Council that she send a letter of support to the City, but would query the Council to see if they were in agreement. If approved, a letter will then be drawn up and sent to the City.