

submitted by David Waugh
30 October, 2013
Wall Pavilion, Tenney Park

Here are my notes from the public meeting (I could not capture everything as I had a very hard time hearing due to the very poor acoustics.)

Otto: size of grocery is important. Committed to full service. There are other grocers committed to local and sustainable.

Chris: Extra height on Center Tower. benefits include: better views, subsidizes commercial, unique product mix will better sustain market cycles, shadow affect minimal on the park.

Q: Does height increase units

A: No. Additional height houses mechanicals on top of the grocery store. Tower will be closer to E. Wash.

Comment from Dayton street resident: concerned about shadow in the am

Q. What happens if no grocery store?

Joe: city requires it

Chris: Will withdraw project

Q. Do you need a grocer lease before breaking ground

A. Goal is to have in place before breaking ground

Q. What stores exist that are of similar size

A. Metcalfe's at Hilldale

Comment from resident: Thanks for investing and good luck

Q. What will be the rents?

A. 44 units affordable by county formula

Q. Will height offset TIF

A. Height is revenue neutral

Q. What is the phasing:

A. Parking plus tower plus grocery, then tower, then mifflin. 2.5 year build out

Q. Will there be a rooftop farm

A. yes

Q. How many feet above Constellation height?

A. 10 feet above the mechanicals

Q. Will Gebhardt manage apartments

A. No, will vet companies

Q. How big is the parking?

A. 4 levels, 524 stalls. residential will be 1 to 1.

Comment from resident: Great plan, fully support

Comment from resident: concerned about shadow on the bike blvd.

