

Thursday, December 5, 2013, 8PM
Constellation public room, 10N. Livingston

Present: Patrick Heck, David Waugh, Jo Drury, Tyler Lark, Bob Shaw, Ron Haeger, Patty Prime, Richard Linster, Matt Logen, Mark Bennett, Jon Radke, Mark Bennett, Jake Wood, David Wallner, Bob Shaw, Joe Lusson, Lindsay Lee, Mike Soref, Peter Wolf, Keith Wessel, Lori Wessel, Michael Ryanjoy, John Hillegass,
Development team: Otto Gebhardt and Chris Gosch

Introductions

Discussion on grocery size while we were waiting for developers who were running late. Many ok with 50,000 sq feet or larger. Issue brought up about larger than 50K would mean more semis.

Chris Gosch: No grocery to announce. Met with a grocer today that is a strong candidate. Locally sourced product, great fit, looking for a slightly bigger store if possible.

Both grocers we are talking to have a deli/restaurant. One has a higher parking requirement. Want to flip the function of the store inside out. Have the deli and bakery on the street instead of the center of the store. One wants 60,000 sq. feet and the max would be 55,000.

Chris wants to talk about parking. They have been noticing a lot more street parking around the Constellation in the last month. Thinking of adding buffer spaces in the 800 block. The Constellation is at 10-15% occupied during day hours. Don't believe many tenants are on the street. Thinks the constellation parking ratio right now is 1:1. There are flex permits for \$30 that allow tenants to use commercial spaces after hours.

Traffic study commissioned, working with traffic engineering. City traffic engineering thought they might need a right turn only on Paterson and E. Washington as they don't want Paterson to back up.

Q: Where are you with shadow studies?

A: Originally did shadow studies and compared to 8 story cd smith proposal. Right now efforts are into securing the grocery store, then will have more time for further shadow studies. Shadow studies on Reynolds park is on the website.

Also have some new commercial tenants interested that would be a good fit. They are professional creative firms working with clients all over the world. Sq. footage would be 25,000-40,000 sq. feet which would affect massing. Trying to remain flexible.

Regarding height, need to continue discussion with airport on FAA height limit. Hoping to be 20 feet above Constellation (includes roof infrastructure.)

Q. Where would the extra 5000 sq. feet of the grocery store go?

A. We should be able to fit it in there. May lose a few parking spaces, need to adjust. Having

new tenants with new requirements are adding challenges and realities that must be adjusted as the project moves forward.

Q. Are the amenities still in the project?

A. Yes, have a biodigester behind the store for grocery waste, roof farm, new residents and constellation tenants. Would use fuel for radiant heat for grocery store, and some hot water production. Working with MG&E. Have interesting Passivhaus elements in the Condos and some in the towers. Passivhaus is a rating for low energy consumption – super insulation. Roof top farm, restaurant on Paterson. Food carts across from Breese Stevens. Handlebar restaurant in original proposal will be on the second floor above the store. Event parking for Breese Stevens. All the pieces from the original proposal are still there. Talks with city staff for limited closures for events coordinated with Breese Stevens events. Was hoping to do geothermal but it doesn't work on that site.

Q: What about the 4th tower in the most current submitted to UDC?

A: Working with potential new tenants for larger spaces. Would only be up to 5 stories. Still in flux as we work with significant prospective office tenants. Feedback from staff is that you can add, but not take anything away. Staff and UDC were pushing for more commercial above the grocery store. Added 14,000 sq. feet.

Q: Is there changes that go too far?

A: Will check with staff. If the use changes in any of the conditional use variances being asked for, they would have to go back to city.

Q. Why do you need the 13th floor?

A. The housing is what allows the project to proceed. It is the generator that supports the grocery store and retail, which are usually loss leaders. The apartment count is the same, but we are moving the unsightly and loud grocery store mechanicals off the roof and into a portion of the building that had been apartment units.

Q. Can the public walk through the development from Mifflin?

A. Yes, open air except for a small portion that would be under a building.

Comment: glad you are keeping condos and live/work on Mifflin. Great for the park and people walking on the street.

Q. would you put in commercial before grocery?

A. no

Comment, perhaps if you build a new building component for a new tenant, maybe you could remove the 13th story.

Q. Do you anticipate when you will have a grocery store?

A. We are learning the complexities of the grocery store market. It has been a challenge to get all the pieces to work for everyone. Very hard to put a date on it. Maybe two weeks? Was

hoping to be well past this by now. We are committed to the amenities and characteristics in the store we feel we need and the neighborhood wants.

Q. Any affordable housing?

A. 20% at 60% county median.